

Actions - Archive for 847,843,835 W. Main Street Development Pre-App
City of Charlottesville
Board of Architectural Review
Regular Meeting
August 19, 2025 5:30 pm
Hybrid Meeting (In-person in Council Chambers and virtual via Zoom)



For more details on the discussion, the meeting video may be retrieved from the City of Charlottesville's Communications YouTube channel. [Link: [Board of Architectural Review August 19, 2025*](#).]

5:00 **Pre-Meeting Discussion**
5:30 **Regular Meeting**

BAR amended agenda to allow during *Matters from the Public** comments on any item on the agenda and to limit each speaker to three minutes on any item.

Motion: Ms. Lewis **Second:** Mr. Birle **Vote:** 9-0

A. **Matters from the public ~~not on the agenda~~ ~~for on the Consent Agenda~~**
Nine people spoke. (Eight re: item 6. One re: item 7)

B. **Consent Agenda**

1. **Meeting Minutes:** [May 20, 2025](#) & [June 17, 2025](#).

BAR # 25-0100 pulled from Consent Agenda by Mr. Zehmer (chair). Added as item #2 under *New Items*.

The amended Consent Agenda, (approval of May & June meeting minutes only) was approved.

Motion: Mr. Schwarz **Second:** Mr. Bailey **Vote:** 9-0

C. **Deferred Items**

N/A

D. **New Items**

2. **Certificate of Appropriateness Application**

BAR # 25-0100

1600 Gordon Avenue, Tax Parcel 090016000

Rugby Road, University Circle, Venable Neighborhood ADC District

Owner: Martha Jefferson House

Applicant: Mark Barstow

Project: Door replacement

BAR accepted applicant's request for deferral.

Motion: Ms. Lewis **Second:** Mr. Zehmer **Vote:** 9-0

3. **Certificate of Appropriateness Application**

BAR # 24-0051

300 Ridge Street, Tax Parcel 280151000

Ridge Street ADC District

Owner/Applicant: Carla Shifflett

Project: Alteration/addition

CoA Approved:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed alterations to 300 Ridge Street satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

Motion: Ms. Lewis **Second:** Mr. Bailey **Vote:** 9-0

4. **Certificate of Appropriateness Application**

BAR # 25-0099

310 4th Street NE, #201; Tax Parcel 330205L00

North Downtown ADC District

Owner: Court Square LLC; Great Eastern Management Co.

Applicant: Caitlin Byrd Schafer

Project: New roof structure over existing patio

CoA Approved:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed patio roof at 310 4th Street NE satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

Motion: Mr. Timmerman **Second:** Ms. Lewis **Vote:** 9-0

E. Other Business

5. **Pre-Application Conference**

BAR # 25-0097

714 Ridge Street, Tax Parcel 250077000

Ridge Street ADC District

Owner: 270 Partners LLC

Applicant: Kevin Schafer, Design Develop

Project: Two residential structures with dwelling units

Meeting summary:

- No formal action taken.
- No comments or questions from the public.

6. **Pre-Application Conference - *Follow link to Staff Report***

BAR # 25-0095

835 West Main Street, Tax Parcel 310183000

843 West Main Street, Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicants: Megan Nedostup & Andree Sahakian, Contractor

Project: Multi-story housing development

Meeting summary:

- No formal action taken.
- 24 speakers expressed concern about project and/or opposition to its height, massing, and scale. (Eight speakers during Matters from the Public. 16 spoke during item 6.)

7. **Pre-Application Conference**

BAR # 25-0084

Tax Map 29 Parcels 71,73,74,75,76

202, 204, 208 & 214 7th Street SW & 613 Delevan Street

204 & 208 7th Street SW - Individually Protected Properties

Owners:

202: Monticello Media LLC

204: William Lynch & 204-7 LLC

208: Michael J. Christian

214: 7th St LLC

613 Delevan St: Mattie L. Hall

Applicant: Mitchell-Matthews Architects

Project: New multi-story, mixed-use building

Meeting summary:

- No formal action taken.
- Two speakers expressed concern about project. (One during *Matters from the Public*. One spoke during item 7.)

8. **Staff Discussion-**

- Reminder: CLG training requirements
- Ordinance update

F. **Adjourn (11:10 p.m.)**

From: noreply@civicplus.com
To: [BAR](#)
Subject: Online Form Submittal: Email Contact Form for Board of Architectural Review
Date: Monday, August 18, 2025 2:40:51 PM

Email Contact Form for Board of Architectural Review

Please complete the online form below to submit your message.

Contact Information

First Name	Brandon
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Last Name	Collins
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Contact Phone Number:	434 249 3312
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Email Address:	brandoncollins@comcast.net
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Enter your message here

Dear Board of Architectural Review members,
I have deep concerns about the proposed multi-story apartment building at 835/843/847 W. Main St.

In September 2022, I was honored to begin a 3 years long planning effort with residents of Westhaven. Our approach has been to put as much decision making power in the hands of residents as possible. This is the primary method for how we are to make up for CRHA's and the City of Charlottesville's past maltreatment of communities in Vinegar Hill, Cox's Row, and public housing.

Placing residents in direct control of their lives requires making sure they have all of the information possible to make the best decisions about their futures- hence the to date 3 year planning and learning effort.

Among the core 5 goals of resident planners are:
Balance Density and Livability
Urban Connection

I believe Resident Planners and our design team have done the best they can to manage these goals- at times presenting challenges.

Many of the challenges are due to past injustices in secluding and separating Westhaven from the rest of Charlottesville including digging the site out and removing connecting streets and roads that once connected the properties to West Main

Street.

The proposed building at 835/843/847 W. Main St. has a negative and adverse impact on all of these goals.

The Westhaven plan has managed to increase density while simultaneously providing more open space. To meet this goal residents have had to, begrudgingly at times, accept some buildings that are taller than generally preferred. However, we have worked hard to not create looming structures that would create a cavern in the middle of Westhaven. These taller buildings will peak up about 1 to 2 stories above the ridge at the West Main property.

Adding the 11 stories, no matter the distance from the property line, creates the effect of having a 15 story hi-rise building looming over the neighborhood especially when seen from Hardy Drive.

Between the 2 multi family buildings, residents have incorporated a sort of plaza that steps up, switches back, and has plantings to create an open path to get to the top of the ridge in order to veer off towards the newly planned sport court and finally an accessible and determined path to reach West Main Street for the first time since 1964.

The giant building looming on the horizon destroys the open feel of our community spaces, which tie directly into the middle of the site as designed by residents. This is an eye sore and carries on the legacy of exclusion.

These negative impacts on the new neighborhood could be lessened with the use of a series of deep setbacks. Perhaps starting with 2 stories to match the Westhaven buildings, then moving back significantly to the 3rd through 6th floors, and then catching up to 11 stories from there.

I would like to see a visualization of this were the developer able to make such a change. This could reduce the looming nature of the building especially when viewed from ground level at Westhaven, and would allow for the plaza/ramp to retain a sense of openness.

When combined with a larger setback from the Westhaven property line this might do a lot of good to reduce the negative impact.

When thinking about the proposed "Memory Walk" it is important to understand that residents have been planning for this all along. In historical context there is a lot to make up for in creating a meaningful connection to the rest of Charlottesville (and

transit!). The Westhaven plan has always called for this connection and the assumption all along is that this piece of the property would fall under the ownership of CRHA.

The space allotted for this under LV Collective's plan is simply not enough, especially now that an access road is also needing to share some of that space. In order for residents to live in harmony with the access road and the east side of the proposed building, more space is needed to work with.

A great distance between the east wall of the building is needed, significant spacing from the access road with protective measures in place is needed. The memory walk, as currently envisioned, will have a giant drop to the railroad tracks on one side and an 11 story wall on the other. More space is needed and the use of step backs here could also make a big difference in opening up the space.

Residents had previously ruled out some areas of the site wide promenade specifically to avoid narrow and hidden spaces that create a feeling of being unsafe. Providing more room and less height along this important path will allow it to be welcoming, safe, usable, and enjoyable. Separation from any bollards, mechanical, and technical signage related to the access road is necessary from an aesthetic and safety point of view.

The point at which the memory walk meets West Main Street as presented is unwelcoming and again, more technical looking than an appealing walkway could be. More space is required here and deep thought needs to be given to what this point of West Main and Westhaven meeting could be. I suggest letting Resident Planners continue to work with their design team to develop something acceptable.

As thoughtful members of the BAR I am sure you will be considering these issues and much more.

While Resident Planners have other concerns about this project we are trying our best to stick to design related items. To be blunt, the design of this building is what is causing residents the most opposition to the project.

I hope the BAR will engage LV Collective on all of these items, and more, by requiring they show a building with deep step backs on the northern and eastern sides of the building, with greater set-backs along the east, west, and north edges, accompanied by more detailed drawings from multiple ground level perspectives. The BAR has the prerogative and authority to require these changes before considering the COA.

Gratefully,

Brandon Collins
418 Fairway Ave.
Charlottesville, Va 22902

p.s. I have some images that show some of these concerns a little better than words but am unable to include in the contact form on the City website. Happy to share if you would like!

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Werner, Jeffrey B](#); [Richardson, Kate](#)
Subject: Online Form Submittal: Email Contact Form for Preservation & Design Staff
Date: Wednesday, July 30, 2025 2:22:57 PM



Email Contact Form for Preservation & Design Staff

Please complete the online form below to submit your message to the Redevelopment Manager.

Contact Information

First Name	Bridget
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Last Name	Moss
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Contact Phone Number:	<i>Field not completed.</i>
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Email Address:	mossbridget@gmail.com
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Enter your message here	
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I am writing about the LV Collective student housing proposed on Main Street. Years before this project was accepted, Westhaven Public Housing residents have been working on their redevelopment. To right wrongs done by years of redlining and discrimination, residents were empowered to design their own future and wanted to finally have direct access to Main Street. The lack of communication from this business to residents of CRHA is disrespectful, to say the least. Continuing to isolate a largely Black and immigrant, poor community by this new business project will just perpetuate the negative effects of southern racism.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [BAR](#)
Subject: Online Form Submittal: Email Contact Form for Board of Architectural Review
Date: Thursday, August 28, 2025 11:43:13 AM

Email Contact Form for Board of Architectural Review

Please complete the online form below to submit your message.

Contact Information

First Name	JAMES
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Last Name	Bryant
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Contact Phone Number:	4348250025
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Email Address:	james.bryant54@comcast.net
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Enter your message here

This is a letter I shared with City Council!! I hope you will concur with this letter.

Thanks,

James Bryant

Dear City Council and City Manager,

My name is James Bryant, a long-time resident of 10th and Page Street. I am writing in support of Westhaven, 10th and Page, and Fifeville residents who are advocating for affordable housing and opposing more luxury student housing on West Main Street.

These buildings harm residents' quality of life and obstruct Westhaven's redevelopment. The fact that zoning allows them to build "by-right" without impacted community input is unacceptable and must be fixed. Current zoning favors high-density, market-rate student housing over community-driven planning, creating affordability and design imbalances.

Luxury apartments further encroach on historically Black and Brown, low-income neighborhoods already scarred by urban renewal and displacement. Charlottesville must expand its housing supply while honoring past harms and listening to those most impacted. I urge the City to amend the zoning code to protect vulnerable neighborhoods from gentrification and displacement.

Sincerely,

James Bryant

10th and Page Street Resident

Email not displaying correctly? [View it in your browser.](#)

BAR video Aug 19 2025

Michael Payne speaks at 03:19:30:

Thank you. As you know, I like to be a little caustic in my comments sometimes, but I do always stick to the facts. I'm going to stick to the facts tonight. I'm Michael Payne, city councilor. I like what everyone else has said, but I want to talk--which I know is beyond [the] purview of BAR--and why am I doing that, because [the BAR] is the only body at which the residents of West Haven, 10th & Page have any opportunity to make their voice heard or have any opportunity to have democratic control over what's built in an area that they've spent years designing. This will not go to Planning Commission and City Council. And there's a reason for that. It's because the zoning on this parcel is CX-8. It allows 11 stories by right with unlimited density. There's a reason it's that designation. When we developed the zoning, there was a strong push to maintain Special Use Permits around 10th & Page, Fifeville, Rose Hill, Kindlewood, Westhaven, and other public housing sites. Not to say that increased density or height couldn't get built, but to give the residents a voice and have the ability for them to have what's built match the designs they've spent years building. That decision was rolled back by planners who thought they knew better. I think one of the exact words in one of the meetings was: *This area of West Main is an area where large student apartments want to go*. So that change was rolled back. Here we are. We all know the history of urban renewal. There's a lot of lessons to take from it. One of the lessons I take is the importance of humility in city decision-makers and the danger of arrogance for decision-makers who will never have to live with the consequences of the decisions they've made. There's a great documentary done a few years ago about West Main Street. It's a documentary about the 80s and 90s and West Main Street. Anyone who hasn't watched it, I encourage you to. It's a fascinating look at the history of West Main when it was an intersection of historic black neighborhoods working class white residents and UVA students, and it made me think of what could alternative futures have been. Because now it is primarily a corridor of, by, and for UVA students. What if the city had been as intentional about creating a black business district as we were in creating the Downtown Mall? What if we thought beyond behind-the-door decision-making and beyond the free market delivering what is going to create historic justice? Now, here we are, and are we really confident that we're not able to repeat the mistakes of urban renewal? Is this time different? Is this [the] time the decision-makers who didn't grow up in Westhaven, don't live in Westhaven, don't socialize in Westhaven: Do they know better this time? If on reflection anyone listening feels that they are not confident that this time we do know better, we need to return Special Use Permits and discretionary decisions into more areas of the zoning; especially areas where [zoning allows] seven and ten and stories by right. It doesn't block change in density—our large apartments were approved under the old zoning with Special Use Permits--but it allows for community benefits agreements addressing hyper-local concerns and addressing the actual history of the city. So, please, if anyone in the audience is concerned about this, you need to e-mail City Council to change the zoning to reintroduce more Special Use Permits. You need to come to our meetings and let us hear that. You need to go to Planning Commission meetings and let us hear that. Because unless that changes, this is going to be the future throughout Fifeville, 10th & Page, and Rose Hill, and there will be nothing you can do about it.

**City of Charlottesville
Board of Architectural Review
Staff Report
August 19, 2025**



Pre-application Discussion

BAR #25-0095

847 West Main Street; TMP 310174000

843 West Main Street; TMP 310175000

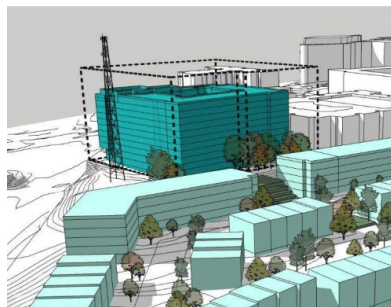
835 West Main Street; TMP 310183000

West Main ADC District

Owner: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicants: Megan Nedostup; Andree Sahakian, contractor

Project: Multi-story apartment building



Background (843 W. Main)

Year Built: Single story, commercial structure - 1972

District: West Main Street ADC District

Status: Non-contributing

Historical survey and Sanborn Maps attached.

Prior BAR Reviews

(See Appendix.)

Application

- Applicant submittals:
 - LV Collective presentation for 843 West Main Street, 40 sheets.
 - LV Collective / Niles Bolton Associates plans for 835, 843, & 847 West Main Street, dated August 19, 2025, 19 sheets.

Pre-application discussion. Construction of 11-story student housing apartment building. Note: Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference [a *preliminary discussion*] with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.

Discussion

Objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is

complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, and Chapter VI – *Public Design and Improvements*.

Staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of assistance are the following criteria from Chapter III:

- | | | |
|-------------------------|--------------------|--------------------------|
| B. Setback | F. Scale | J. Porches |
| C. Spacing | G. Roof | K. Foundation & Cornice |
| D. Massing & Footprint | H. Orientation | L. Materials & Textures |
| E. Height & Width | I. Windows & Doors | M. Paint [Color palette] |
| N. Details & Decoration | | |

Elements:

- | | | |
|------------------------|-------------------|-------------------------------|
| • Roof | • Doors & Windows | • Plantings/Landscaping |
| • Gutters & Downspouts | • Lighting | • Patios & walks |
| • Exterior walls | • Railings | • Public spaces |
| • Trim | • Balcony details | • Screening (HVAC, utilities) |

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however, a complete application should include details and specific information about the project’s materials and components. For example:

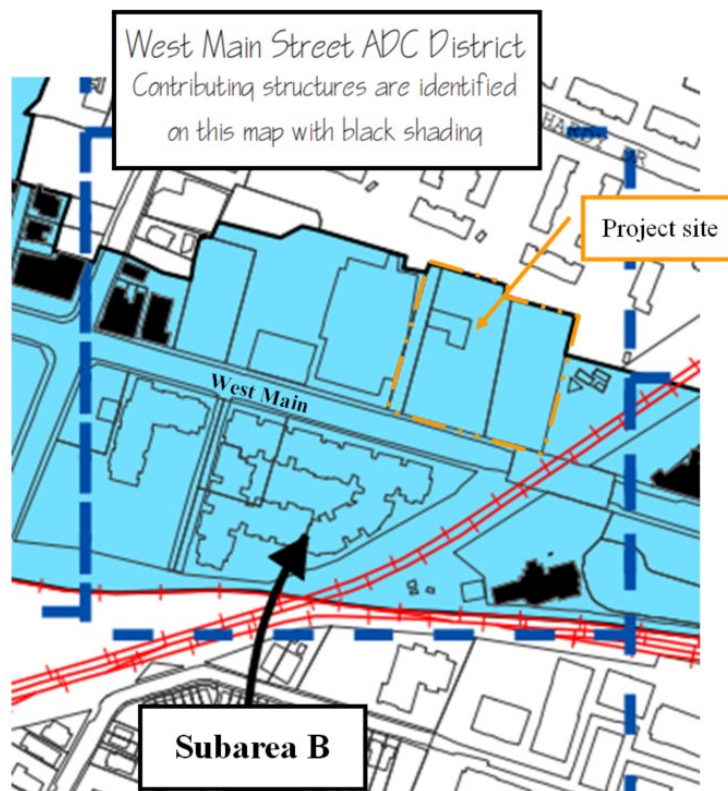
- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

West Main Street ADC District

This thoroughfare was originally part of Three Notched Road, an early east to west transportation route from Tidewater to the Shenandoah Valley. It now serves as an important connector, origin, and

destination between downtown and the University. The earliest structures along this route are a series of brick townhouses that date from the early-nineteenth century and were built by a master craftsman associated with the University of Virginia. Installation of railroad tracks parallel to West Main Street in the 1850s provided the impetus for construction of various historic commercial buildings of two and three stories in the late-nineteenth and early-twentieth centuries. In the mid-part of the twentieth century, more one-story structures with surrounding parking areas relating to auto-oriented uses were added to the corridor. The character of this historically mixed-use corridor exhibits much variety in the type, age, style, and scale of its buildings.

Subarea B. 10th Street to Drewary Brown Bridge: much open space, few contributing buildings, historic lights, underground utilities.



From the Design Guidelines for New Construction

Building Types within the Historic Districts

a. Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

[...]

c. Neighborhood transitional commercial/office buildings are located on sites that adjoin residential areas. The design of these buildings should attempt to relate to the character of the adjacent residential neighborhood as well as the commercial area. While these buildings may be larger in scale than residential structures, their materials, roof forms, massing, and window

patterns should relate to residential forms. *In the West Main Street Corridor and in the 14th and 15th Street area of Venable Neighborhood, new buildings on these sites should provide an appropriate transition to any neighborhood adjoining the district.* [emphasis added]

Spatial Elements

Note: The project area is zoned CX-8. See attached zoning summary.

Setback

- In the West Main Street corridor, construct new buildings with a or no setback to reinforce the street wall.
- New buildings, ... in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.

Spacing

- Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

Massing & Footprint

- New commercial infill buildings' footprints will be limited by the size of the existing lot ... along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

Height & Width

- Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, [such as West Main]. is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
- In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

Suggested Motion

Preliminary Discussion. No action to be taken.

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-

5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story setbacks of up to 25’.

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City’s design guidelines.

Links to ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

[Chapter 5 Signs, Awnings, Vending, and Cafes](#)

[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

APPENDIX

Prior BAR Reviews

843 West Main Street-

March 20, 2018 – A prior design for this project was submitted for BAR review. BAR accepted the applicant's request for deferral.

June 19, 2018 – Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, move to find that the proposed massing and proposed glazing (*in-concept*) of the Office Building satisfies the BAR's criteria and guidelines and are compatible with this property and other properties in the West Main Street ADC district. Additionally, the BAR would like the applicant to investigate stepping back portions of the building [from the street] and the BAR strongly recommends the applicant investigate and change the building's materiality. Mohr seconded. Approved (6-1, with Ball opposed). [Note: The BAR no longer approves partial CoAs.]

August 21, 2018 – Partial approval of a three-story office building with retail/office space on the first floor. The building is approximately 119 feet long and 56 feet wide and has a total height of approximately 43 feet. [Note: The BAR no longer approves partial CoAs.]

March 21, 2023 – Preliminary discussion of proposed new hotel. Discussion video available online [here](#) (at time mark 1:34:23). Staff report available [here](#).

835 West Main Street-

July 2013- Request for a temporary trailer to be used as a leasing office for *The Plaza* apartments which was approved 7-0. Staff report, and CoA action letter available [here](#).

847 West Main Street-

No previous reviews.

STREET ADDRESS: 843 West Main Street
 MAP & PARCEL: 31-175
 FILE NUMBER: 698
 PRESENT ZONING: B-3
 ORIGINAL OWNER: Douglas Harman Dabney
 ORIGINAL USE: Office
 PRESENT USE: Office
 PRESENT OWNER: Douglas Harman Dabney
 ADDRESS: Route 1, Box 322
 Charlottesville, VA 22903
 HISTORIC NAME: Dinsmore-Dabney House Lot
 DATE/PERIOD: 1972
 STYLE: No Identifiable Style
 HEIGHT (to cornice) OR STORIES: One Story
 DIMENSIONS AND LAND AREA: 135.5' x 260' (34,480) sq. ft.
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1995
 SOURCES: City Records
 Sanborn Map Co. - 1896, 1920
Alexander: Recollections of Early Ch'ville (1963 edition)
Pictorial History of Charlottesville and University of Virginia

ARCHITECTURAL DESCRIPTION

The walls of this one-story used car lot building are clad in blue vertical metal siding and its nearly flat gabled roof, in white. The western half of the facade contains a garage door and a small entrance door. An office wing with a band of plate glass windows all around covers the eastern half of the facade. The entire lot is paved, but several deciduous trees remain along the property line.

HISTORICAL DESCRIPTION

This used car lot is the site of a house believed to have been built by Thomas Jefferson's master builder James Dinsmore c. 1820 as his own residence (ACDB 21-222). Set well back from the road, at the end of a long walk lined by ancient boxwoods and surrounded by magnolia trees, the house consisted of a 2-story central pavilion with one-story flanking wings, in the form of a Palladian villa. It was weatherboarded and had a gabled slate roof. In 1866, thirty years after Dinsmore's death (ACDB 29-87), the house was purchased by Peter Harman (ACDB 61-438). From him, it passed to his granddaughter Lillian Funkhauser Dabney, wife of Judge Archibald D. Dabney. It was occupied by the Harman-Dabney family for nearly a century. After Mrs. Dabney's death in 1955, the property was used as a used car lot. The lot was cleared and the house demolished in 1960. The present building was erected in 1972. The property remains in the Dabney family (City DB 187-159; 201-297; 237-238, 243, and 247).

Additional References: ACDB 36-319, 40-14, 45-435; City WB 3-480.

Conditional Individual Resource Superfield Screen

Number of Stories _____
 Interior Plan Type _____
 Accessed? _____

If not, why not? _____
 Denied _____ No Trespassing _____ Not Accessible _____

Interior Description

Relationship of Secondary Resources

reconnaissance main screen 5 of 7
 Historic Context

DHR Historic Context(s):
 Agriculture/Subsistence
 Architecture/Landscape Architecture/
 Community Planning
 Commerce/Trade
 Domestic
 Education

Ethnicity/Immigration
 Funeralary
 Health Care
 Industry/Processing/Extraction
 Landscape
 Military/Defense

Recreation/Arts
 Religion
 Settlement Patterns
 Social
 Traffic Engineering
 Transportation
 Other

Significance Statement

reconnaissance main screen 6 of 7
 Graphic Documentation

Medium*	Medium ID #	Frames	Date
2 x 2 B & W photos 4 x 5 B & W photos	B & W 35 mm photos Color 35 mm photos	Historic photos Measured drawings	Slides

Bibliographic Data

Seq. #	Type	Citation

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____
 Citation Abbreviation: _____ Notes: _____

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____
 Citation Abbreviation: _____ Notes: _____

reconnaissance main screen 7 of 7
 Cultural Resource Management Events

Date	CRM Event	Agency/Individual	Assoc. ID#

CRM Event Superfield Screen

Date: _____ Cultural Resource Management Event: _____
 Organization or Person: _____
 ID# Associated with Event: _____

Notes or Comments

Mailing Address Superfield Screen

HONORIF: _____
 FIRST: _____
 LAST: _____
 SUFFIX: _____
 TITLE: _____
 COMPANY: _____
 ADDRESS: _____
 CITY: _____
 ZIP: _____

Record Created: _____
 Last Updated: _____

PHONE/EXTENSION: _____
 STATE: _____
 COUNTRY: _____

Individual's Category Codes

Informant	Occupant	Owner	Specimens (owner of specimens)	Tenant

Notes

Surveyor's Notes

Date _____ Event _____ Data Processing Events _____
 Person _____

SITE PLAN

W. Main St.

temp'y bridge

North arrow

N.T.S.
 Date: _____
 SES - 2/96

Drawn by: _____
 Agency: _____

reconnaissance main screen 1 of 7

Where is data filed at DHR?

DHR iden. # _____

Property date(s): _____

Other DHR no. _____

Property Names

Seq. # Name Explanation

Roy Harry Motor Co., Inc.

Address	Alternate spelling	Former/current	Historic/location	Original
Address-current	Current	Function/location	Location	VLR listing
Alleged	Descriptive	Historic	NHL listing	
Alternate name	Former	Historic/current	NRHP listing	

County and City _____

Tax Parcel Number 31-175

State VA Virginia

Magis'l District _____

USGS Quad Map Name _____

Center UTM-Zone/East/North _____

UTMs of Boundary _____

reconnaissance main screen 2 of 7

Restrict Location and UTM data? _____

Addresses

Explanation

Suffix Thoroughfare Name

Address Superfield Screen

Address Explanation

Sequence Number _____

Main Street Number _____

Number Suffix _____

Street Name _____

Alternate	Name Change
Current	Number Change

Vicinity of: _____ Town/Village/Hamlet _____

Name of National Register Historic District

Name of VDH Eligible Historic District

Name of Local Historic District

reconnaissance main screen 3 of 7

Physical Character of General Surroundings

City	Hamlet	Rural	Suburban	Town	Village

built up, truck p. lot in front

Site Description/Notable Landscape Features

Ownership

F Public-Federal

P Private

L Public-Local

S Public-State

NR Resource Type

B Building

S Site

D District

U Structure

O Object

Sec. #	# of	Wuzit Count	Wuzit Types	Historic?

Total
Historic
Non-Historic

Historic	Non-Historic	Undetermined

reconnaissance main screen 4 of 7

Primary Resource Exterior Component Description

Component	#	Comp Type/Form	Material	Material Treatment
chimneys?	-			
columns	-			
cornice	-			
door(s)	-			
foundation	NV			
porch	-			
roof	-	gab (side)	metal	S.S.
walls	-	metal	metal	display
windows	-	Fixed	metal	

Individual Resource Information

Seq. # Wuzit Primary? Date Built

Individual Resource Superfield Screen

Sequence Number _____ Wuzit _____

Primary Resource? _____

Estimated Date of Construction _____

Source of Date _____

Architectural Style	French Colonial	Late Gothic Revival	Prairie School
Art Deco	French Renaissance	Late Victorian	Pueblo
Beaux Arts	Georgian	Mid-19th C.	Queen Anne
Bungalow/Craftsman	Gothic	Mission/Spanish	Renaissance
Chicago	Gothic Revival	Colonial Revival	Romanesque
Classical Revival	Greek Revival	Mixed (more than 3 styles from different periods)	Second Empire
Colonial	International Style	Modern Movement	Shingle Style
Colonial Revival	Italian Renaissance	Modern Movement	Skyscraper
Commercial Style	Italian Villa	Modern Movement	Spanish Colonial
Dutch Colonial	Italianate	No Style Listed	Stick/Eastlake
Early Class. Rev.	Late 19th & 20th C. Revivals	Octagon Mode	Tudor Revival
Early Republic	Late 19th & Early 20th C. Amer. Movements	Other	
Exotic Revival		Postmedieval English	
Federal			

Arctab mtl bldg up painted blue E office wing
 w/ garage wing, roof ventil metal
 14.

Condition	Excellent	Good	Good-Fair	Poor	Remodeled
Demolished	Fair	Good-Excellent	N/A	Rebuilt	Ruinous

Threats to Resource	Development	Neglect	None Known	Relocation	Trans. Expan.
Demolition	Major Alteration	None	Public Util. Expan.	Structural Failure	Vacant

Additions/Alterations Description

First : Douglas H.
Last : Dabney
Suffix :
Title :
Company:

Address: RR 1 Box 322

City : Charlottesville State: VA
Zip : 22903- Country: USA
Phone/extension: 804-295-8195

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0316

Other DHR Number: Property Date(s) 1980 ca

PROPERTY NAMES	EXPLANATION
Roy Haney Motor Company (843 W. Main St.)	Address-Current

County/Independent City: Charlottesville	
State: Virginia	
Magisterial District: N/A	Tax Parcel: 31-175

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
843 -	W. Main St.	

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
Built up.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Service Station	Non-historic

TOTAL:	1
Historic:	0
Non-Historic:	1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Frame	Steel	
Roof	0	Gable: side	Metal	Standing Seam
Window(s)	0	Fixed	Metal	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Service Station
 Primary Resource? Yes
 Estimated Date of Construction: 1980 ca
 Source of Date: Site Visit
 Architectural Style: No Style Listed
 Description:
 Utilitarian pre-fab metal building with an office wing and a garage wing.

Condition: Good
 Threats to Resource: None Known

Additions/Alterations Description:

Number of Stories: 1.0
 Interior Plan Type:
 Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context:

Significance Statement:
 This modern garage/office building does not contribute to the historic character of West Main Street.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14633	27 -	2/ /1996

BIBLIOGRAPHIC DATA

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ /1996
 Cultural Resource Management Event: Reconnaissance Survey
 Organization or Person: J. Daniel Pezzoni, Preservation Con
 ID # Associated with Event:
 CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

845 W 71

blue metal siding ~ B & B

1-5

nearly flat gabled roof w/ white metal ~ 55m

W 1/2 garage door + door

office projects for E 1/2 facade

cent ent

band bl fixed sash w/ all round



decid-tran edge bl

843 W Main

201-2977

~~201-2977~~ name of Dabney Herman Turner changed to Douglas Herman Dabney

WB 3-480

31-175 ✓

#698

1131 x 260 } 34,480 sq ft
22.5 x 260 }
B-3

843 W. Main

RR 1-Box 322
22903

234-238
243, 247

Douglas Herman Hedberg

1963

Int. in Cedar Lane
Own all interest now. (sic)

201-297

" "

name changed

159-159

VNB, Tr.

"

see DB 141-343

WB 4

P.O. WB, Tr.

1955

WB 3-480

Lillian W. Hedberg

"

wood corn 1-5
wood walls, slate roof
1972

dem. 1960

2-5 dwelling, 7 rooms, 0 bath, 2 baths
wood walls, slate roof
"old"

City Directories

1953

843

Archibald D. Fabray

847

Chiville Motors - used cars

849

dwelling (owned & occupied by Annie L. Carter)

14633



Date 2.1996 File No. 104-316

Name Roy Hancey Motor Co.

Town (843 W. Main St.)

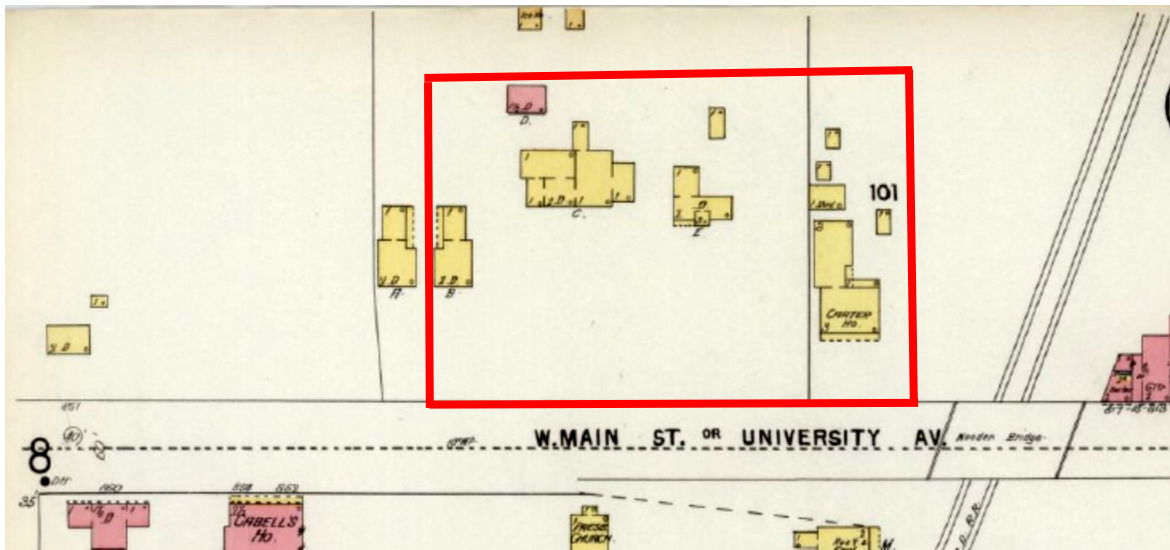
County Charlottesville

Photographer Dan Pezzari

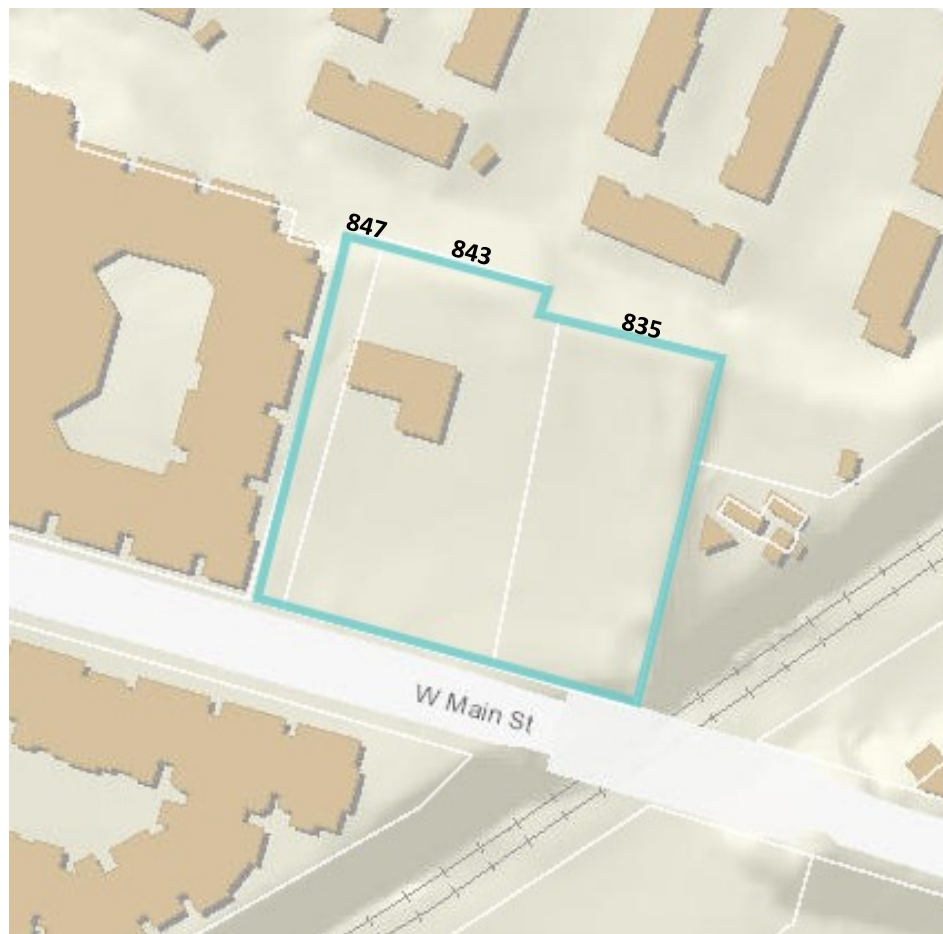
Contents 1 ext. view

1896

Sanborn Maps & Approximate Parcels

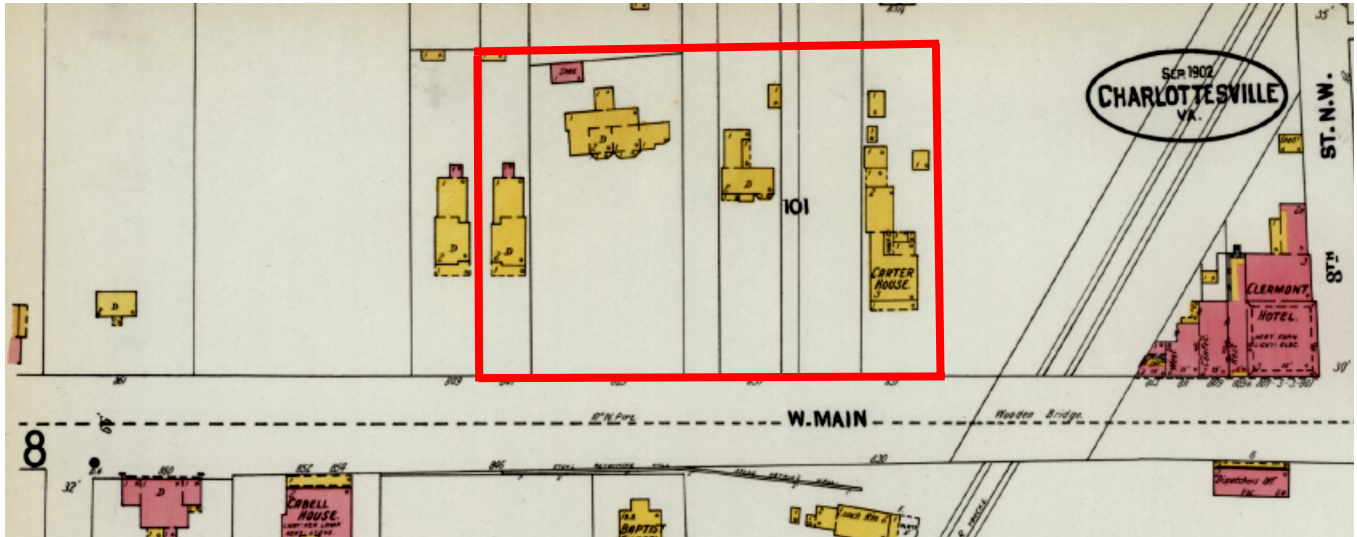


2025 -
City
parcel
viewer

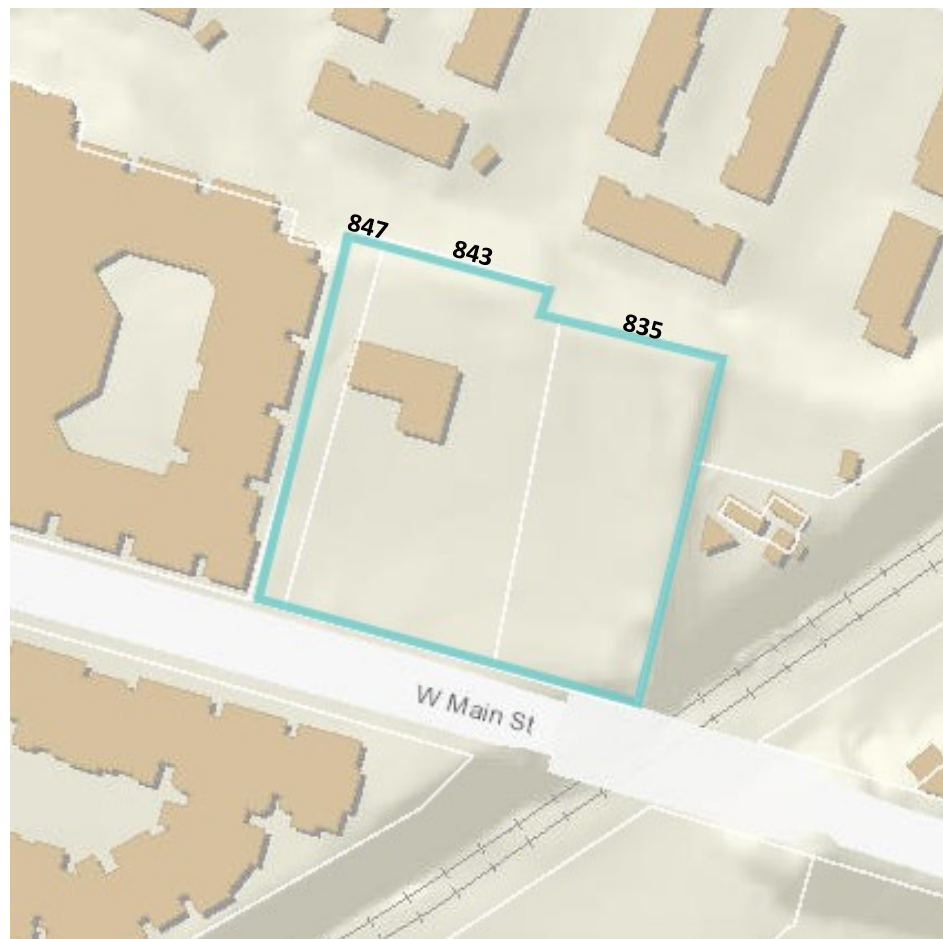


Sanborn Maps & Approximate Parcels

1902

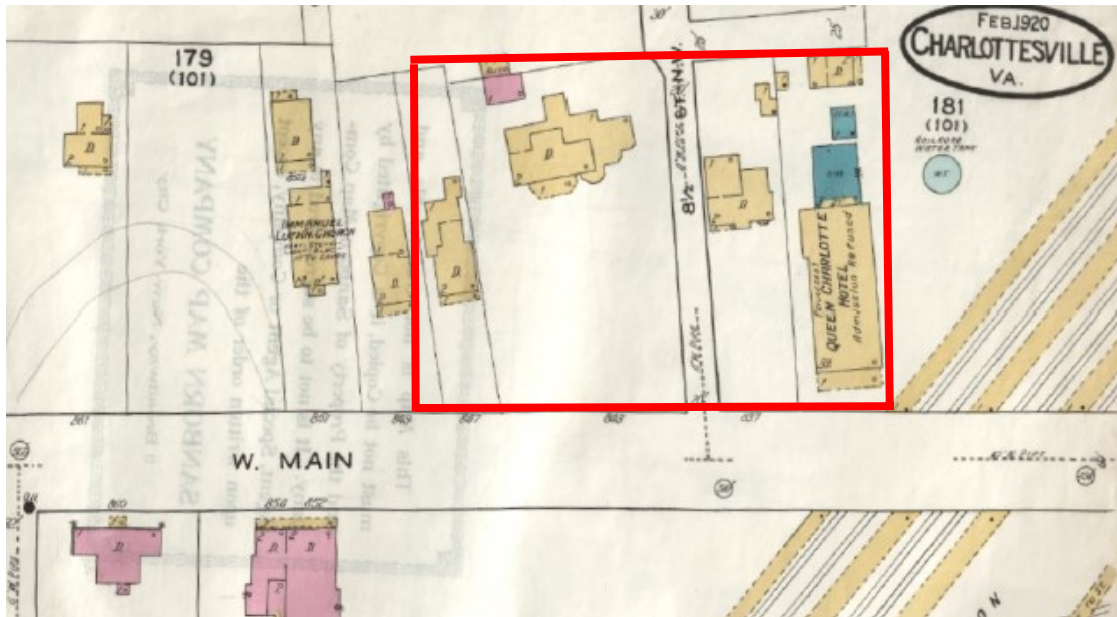


2025 -
City
parcel
viewer

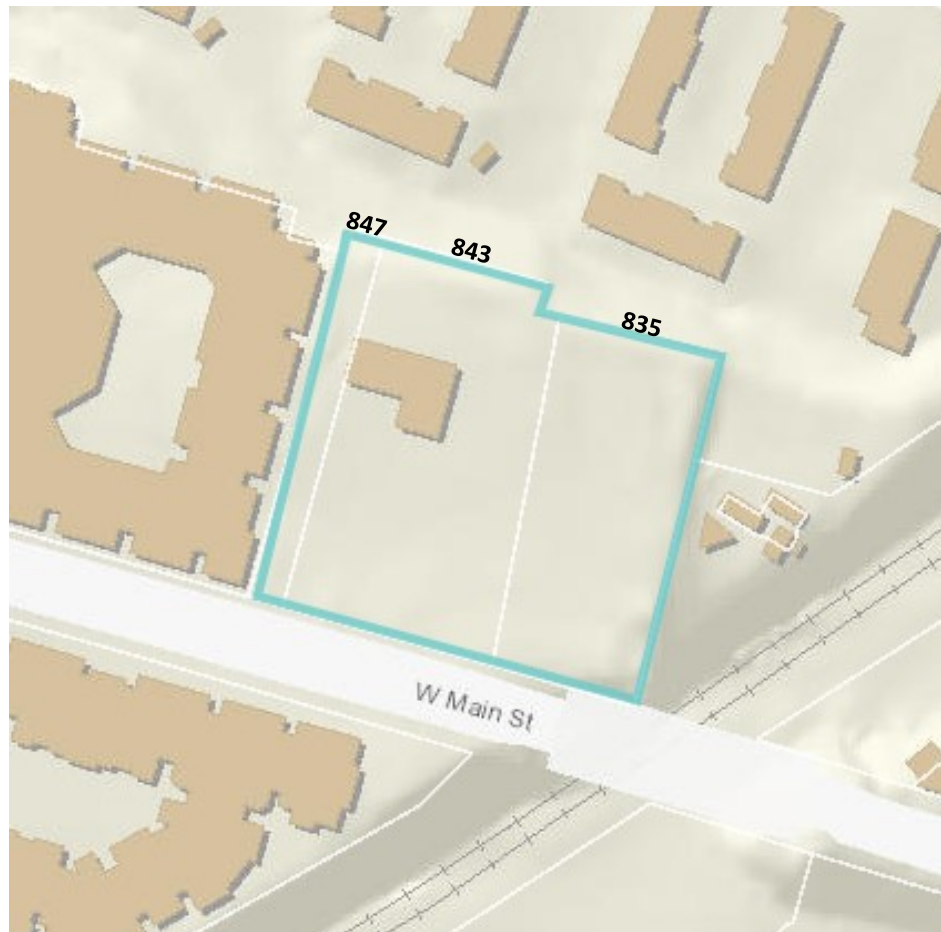


Sanborn Maps & Approximate Parcels

1920



2025 -
City
parcel
viewer

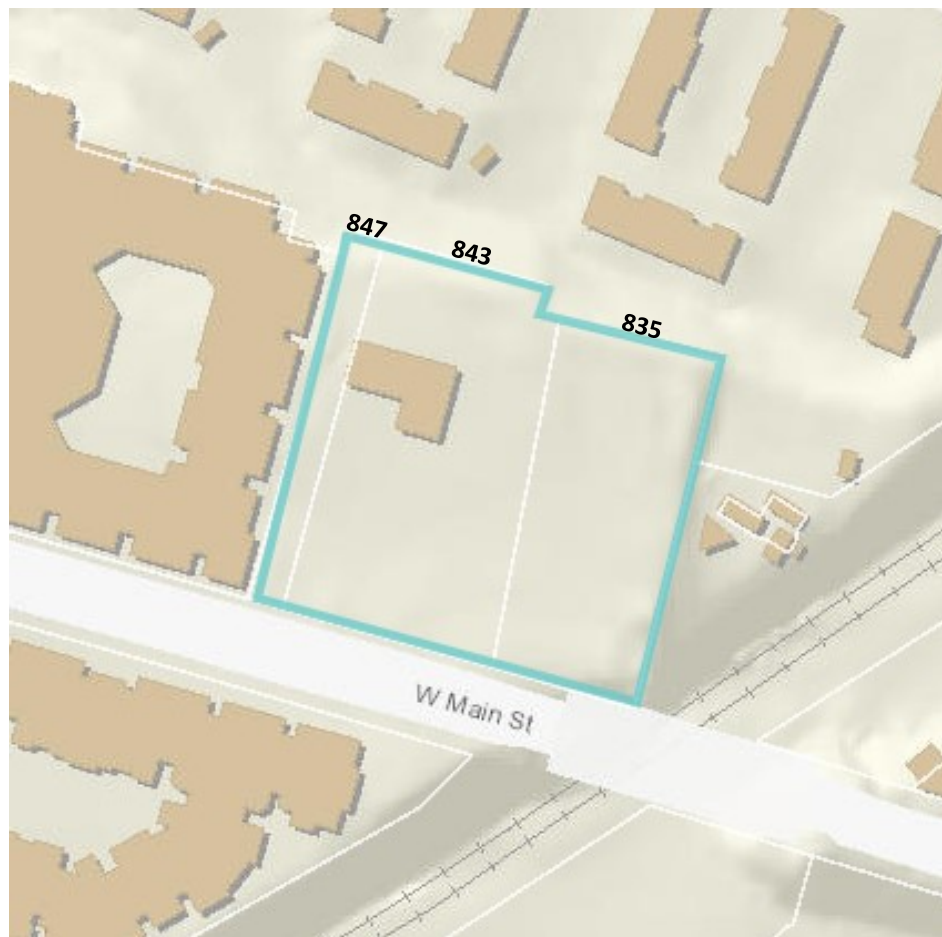


Sanborn Maps & Approximate Parcels

c. 1965



2025 -
City
parcel
viewer





835, 843, and 847
West Main Street
Charlottesville, VA



Contents

1. About LV
2. Site and Project Overview

Project Contacts

Andree Sahakian
Sr. Development Manager
P 317.771.0328
E andree@lvcollective.com

Chris Johnson
EVP, Development
P 312.952.4867
E chris@lvcollective.com

Huntington Prater
Sr. Associate, Investments
P 702.290.8188
E huntington@lvcollective.com

801 Congress Avenue, Suite 200
Austin, TX 78701
lvcollective.com



Overview

\$6B

Developed & Planned

6,000+

Total Units

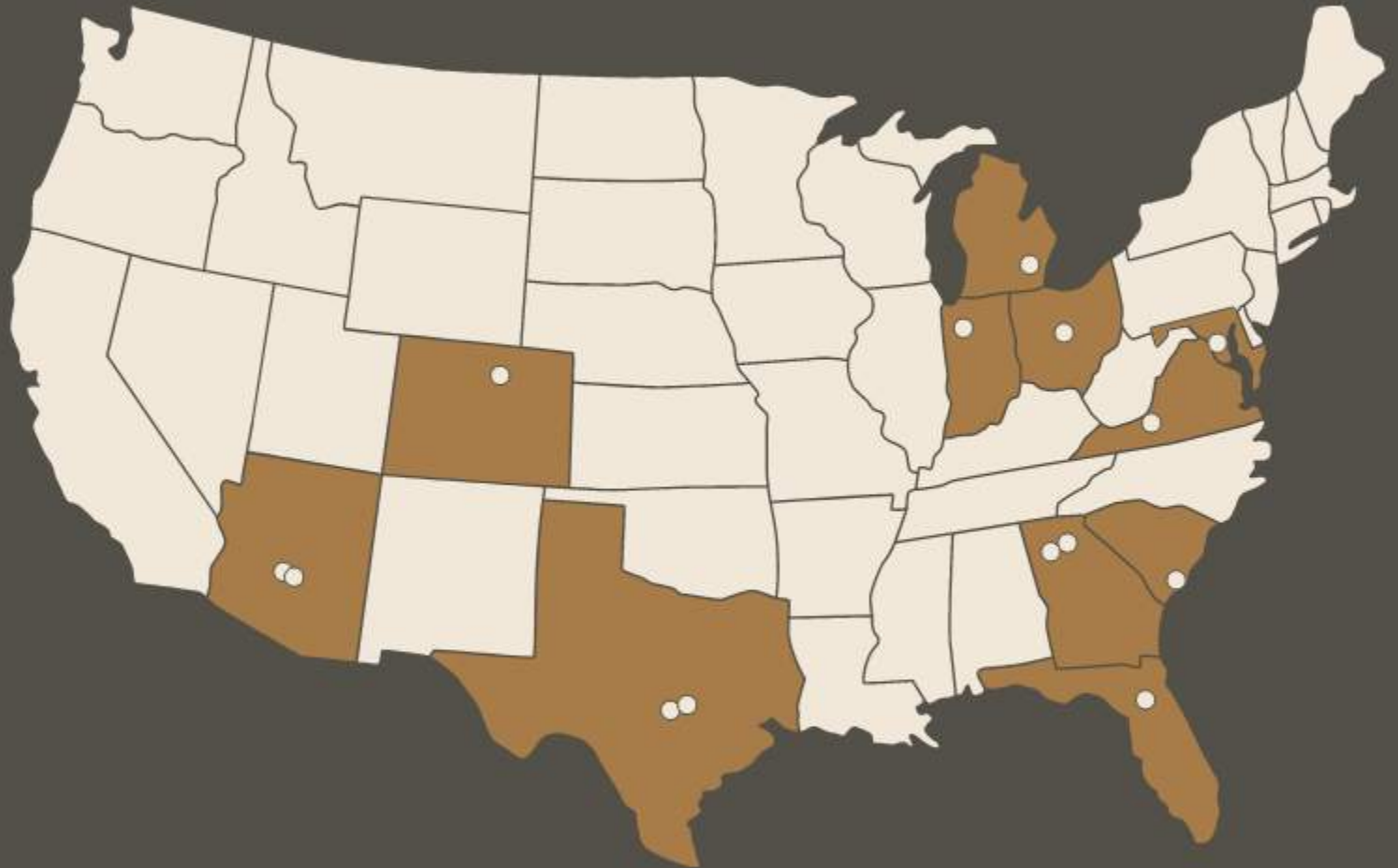
16,000+

Student & Multifamily Beds

#1

Student Housing
Development of the Year

Student Housing Business 2020 (Moontower),
2022 (Waterloo), and 2023 (Whistler)



Sweetwater



Delivery Date: September 2023

144 Units • 502 Beds
Gainesville, Florida

Waterloo



Delivery Date: August 2022

241 Units • 796 Beds
Austin, Texas

Whistler



Delivery Date: August 2023

168 Units • 565 Beds
Atlanta, Georgia

Rambler Atlanta



Delivery Date: August 2026

310 Units • 806 Beds
Atlanta,
Georgia

1020 E Apache Blvd



Delivery Date: August 2026

289 Units • 829 Beds
Tempe, Arizona

Moontower Austin



Delivery Date: August 2020

166 Units • 567 Beds
Austin, Texas

Rambler Columbus



Delivery Date: August 2025

379 Units · 885 Beds
Columbus, Ohio

8145 Baltimore Ave



Delivery Date: August 2027

299 Units · 1,003 Beds
College Park, Maryland

711 Church St



Delivery Date: August 2027

279 Units · 1,007 Beds
Ann Arbor, Michigan

224 E State St



Delivery Date: August 2027

583 Units · 1,307 Beds
West Lafayette, Indiana

Public Realm Design - Samples



711 Church St.
Ann Arbor, Michigan



1020 E. Apache
Tempe, Arizona



222 W. Lane
Columbus, Ohio



Waterloo
Austin, Texas



Whistler
Atlanta, Georgia



Rambler ATX
Austin, Texas

Awards and Recognition

ARCHITECTURE & DESIGN

AIA Atlanta: Residential & Hospitality Design Awards
Multifamily/Mixed-Use – Over 50 Units, Winner (Whistler)

Student Housing Business: Innovator Awards
Best Architecture/Design, 2023 (Whistler)
Best Interior Design, 2023 (Sweetwater)
Best Interior Design, 2022 (Waterloo)
Best Interior Design, 2020 (Moontower)

Austin Home Magazine: Home & Design Awards
Winner, Millwork (Moontower)
Finalist, Use of Accents/Decor (Waterloo)
Finalist, Use of Color (Waterloo)

Multi-Housing News Excellence Awards
Interior Design, 2024 (Whistler)

American Society of Interior Designers: Design Texas Awards
Commercial Best in Show, 2024 (707 W. 10th St)
Adaptive Reuse/Historical Preservation 2024 (707 W. 10th St.)
Reclaimed Material/Renewed Item, First Place, 2024 (Victory Lap)
Commercial Multifamily, Second Place, 2024 (Moontower Phoenix)
Commercial or Residential Outdoor Living, Second Place, 2024 (Moontower Phoenix)
Commercial Product Design/Special Detail, Second Place, 2024 (Sweetwater)
Commercial Best in Show, 2022 (Waterloo)
Commercial Best in Show, Austin Design Community, 2022 (Waterloo)
Commercial Multifamily, First Place, 2022 (Waterloo)
Commercial Custom Designed Element, Second Place, 2022 (Waterloo)

DEVELOPMENT

Student Housing Business: Innovator Awards
Best New Development, 2023 (Whistler)
Best New Development, 2022 (Waterloo)
Best New Development, 2020 (Moontower)

Multi-Housing News Excellence Awards
Student Housing, Development & Design, 2024 (Whistler)

Multifamily Executive Awards
Student, Grand Winner, 2024 (Whistler)

Costar: Impact Awards
Multifamily Development of the Year for Phoenix, 2024 (Moontower Phoenix)

Globe St.: Influencers in Multifamily
Organizations, 2023 (LV Collective)

Student Housing Business: Top Developers
No. 10, 2023 (LV Collective)

Project Team



- Developer: LV Collective
- Civil Engineer: Timmons Group
- Architect: Niles Bolton Architecture



Site and Project Overview



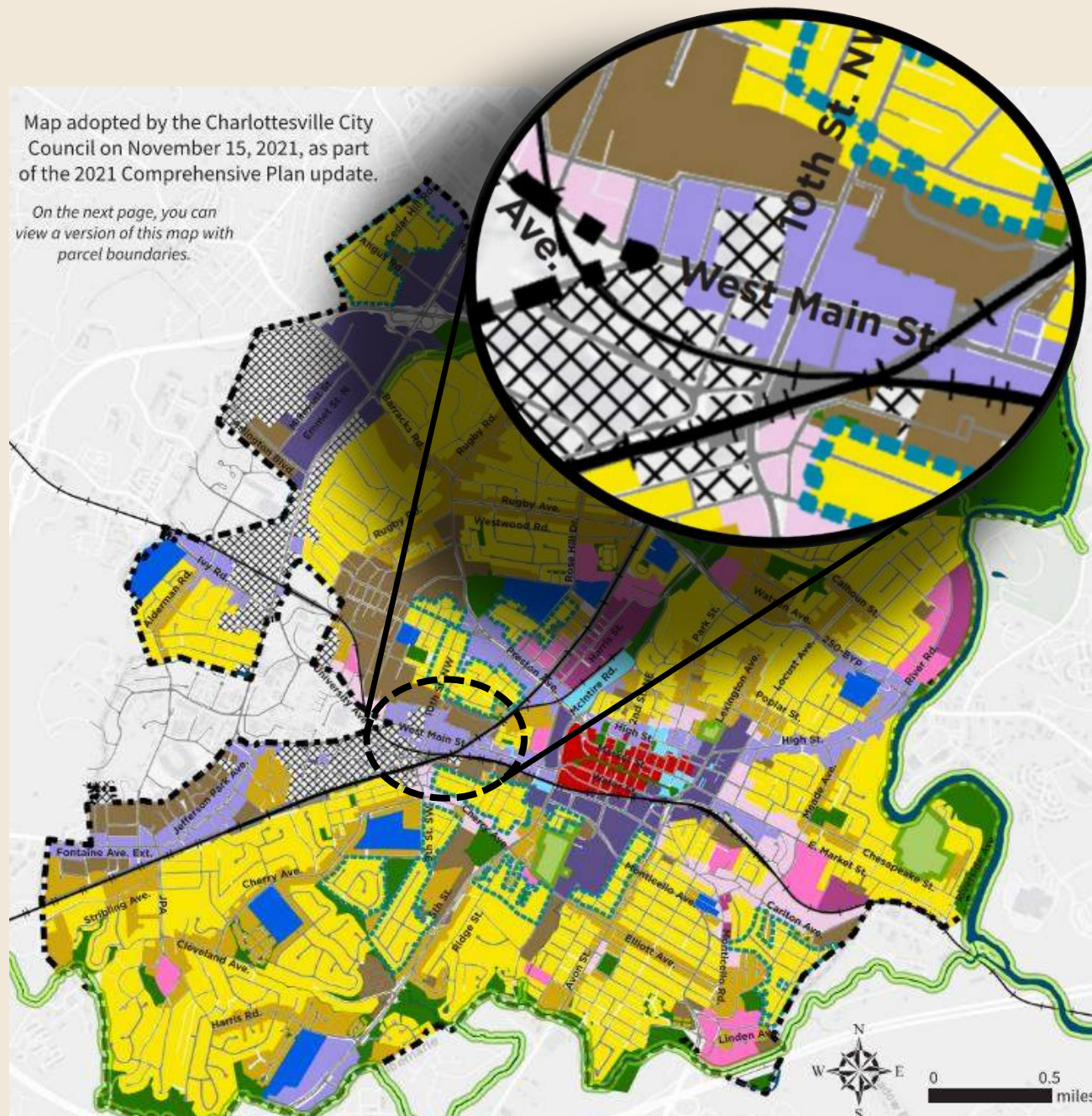
PROJECT TIMELINE



Future Land Use Map

Urban Mixed Use Corridor: Higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city.

Higher-Intensity Residential: Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.



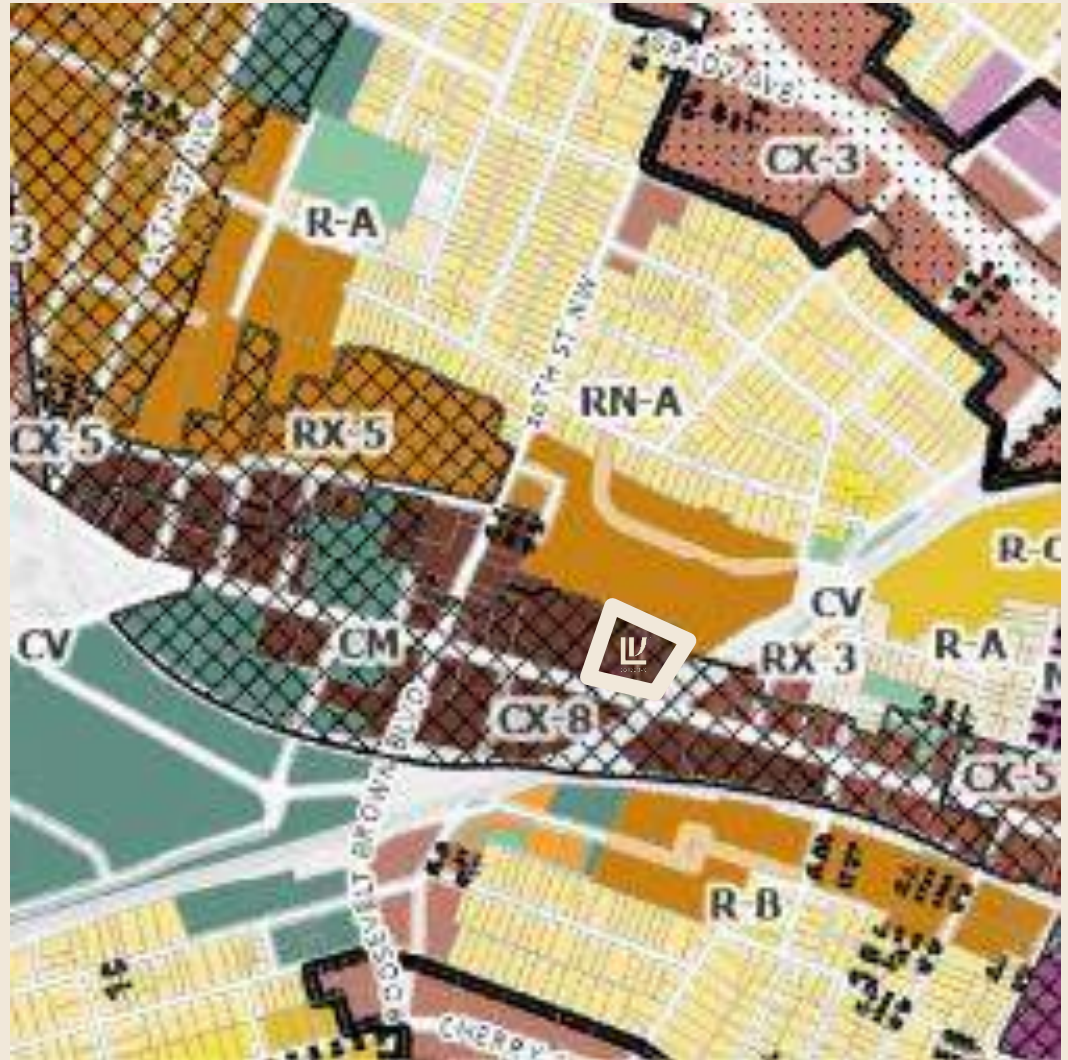
Zoning Map

Corridor Mixed Use CX-8:

High-intensity mixed use, office, and residential buildings intended to accommodate a variety of residential, retail, service, and commercial uses in a vibrant, pedestrian-friendly environment along Neighborhood and Urban Mixed Use Corridors designed in the Comprehensive plan.

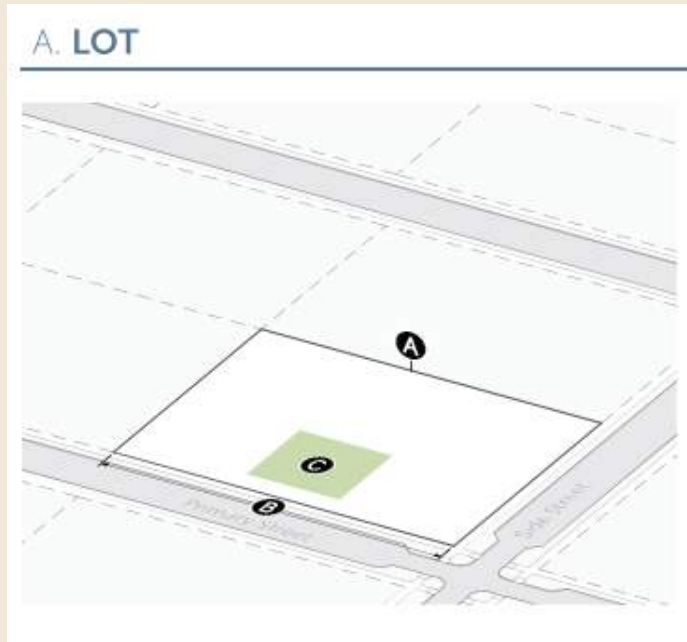
Residential Mixed Use RX-5:

A Walkable neighborhood environment intended to accommodate a variety of housing options including duplexes, triplexes, fourplexes, and townhomes up to larger apartment complexes in Higher-Intensity Residential areas designated in the Comprehensive Plan, supporting and within walking distance of neighborhood-serving retail, food, and service uses.

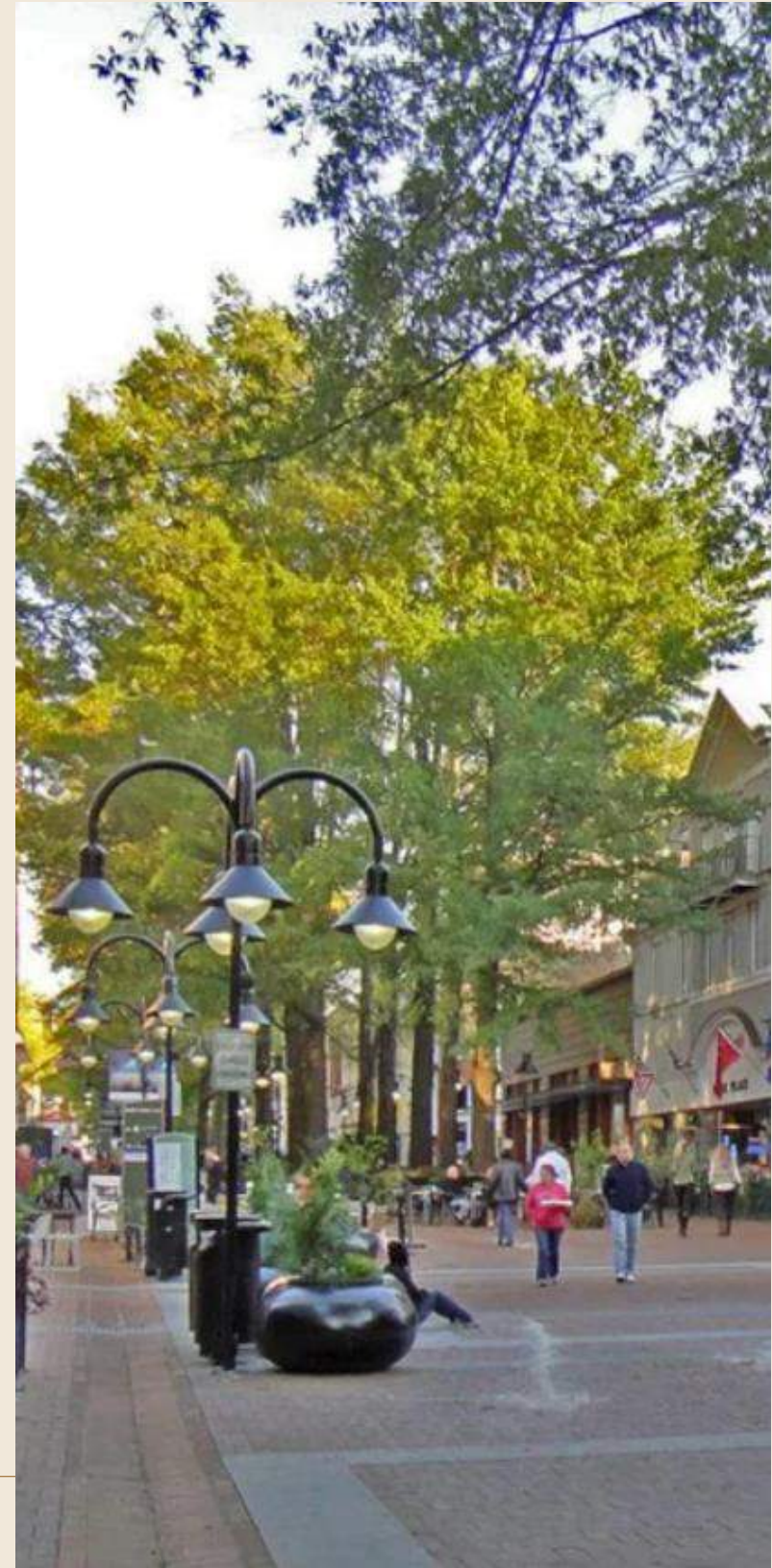


Site Location – Development Code

2.2.4. CX-8 Corridor Mixed-Use 8

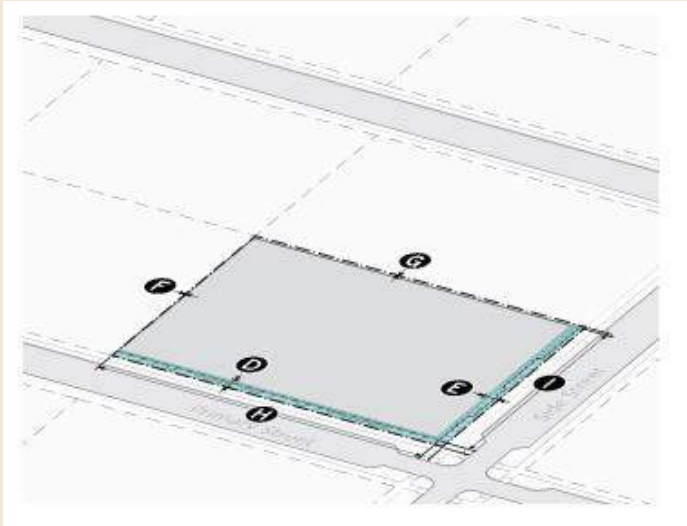


1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%



Site Location – Development Code

2.2.4. CX-8 Corridor Mixed-Use 8

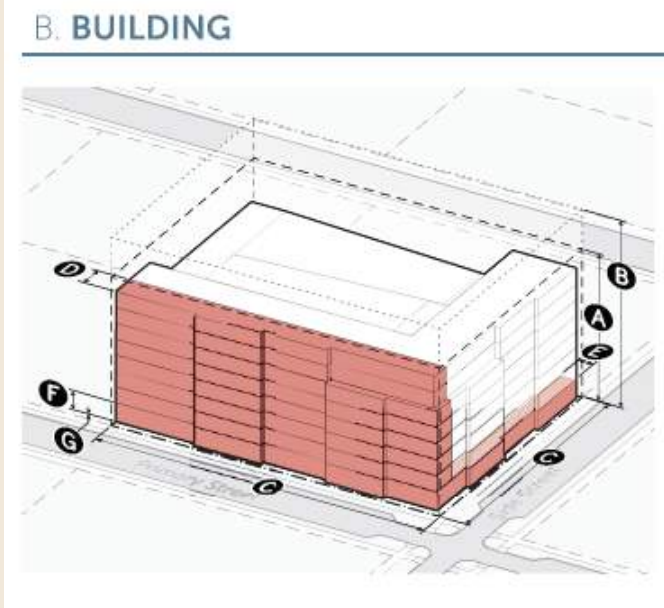


4. BUILDING SETBACKS	Sec. 2.10.5.
D Primary street lot line (min/max)	0' / 10'
E Side street lot line (min/max)	0' / 10'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	Sec. 2.10.6.
Build-to width (min)	
H Primary street	75%
I Side street	45%
6. TRANSITION	Sec. 2.10.7.
Transition type	Type B, D
7. PARKING LOCATION	Sec. 2.10.8.
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed



Site Location – Development Code

2.2.4. CX-8 Corridor Mixed-Use 8



1. HEIGHT	Sec. 2.10.9.
Building height (max stories/feet)	
A Base	8 / 114'
B With bonus	11 / 156'
2. MASSING	Sec. 2.10.10.
C Building width (max)	275'
Active depth (min)	
D Primary street	15'
E Side street	9'
3. GROUND STORY	Sec. 2.10.11.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Finished floor elevation (min/max)	
Residential	0' / 6'
Nonresidential	-2' / 6'



Site Location – Development Code

2.2.4. CX-8 Corridor Mixed-Use 8

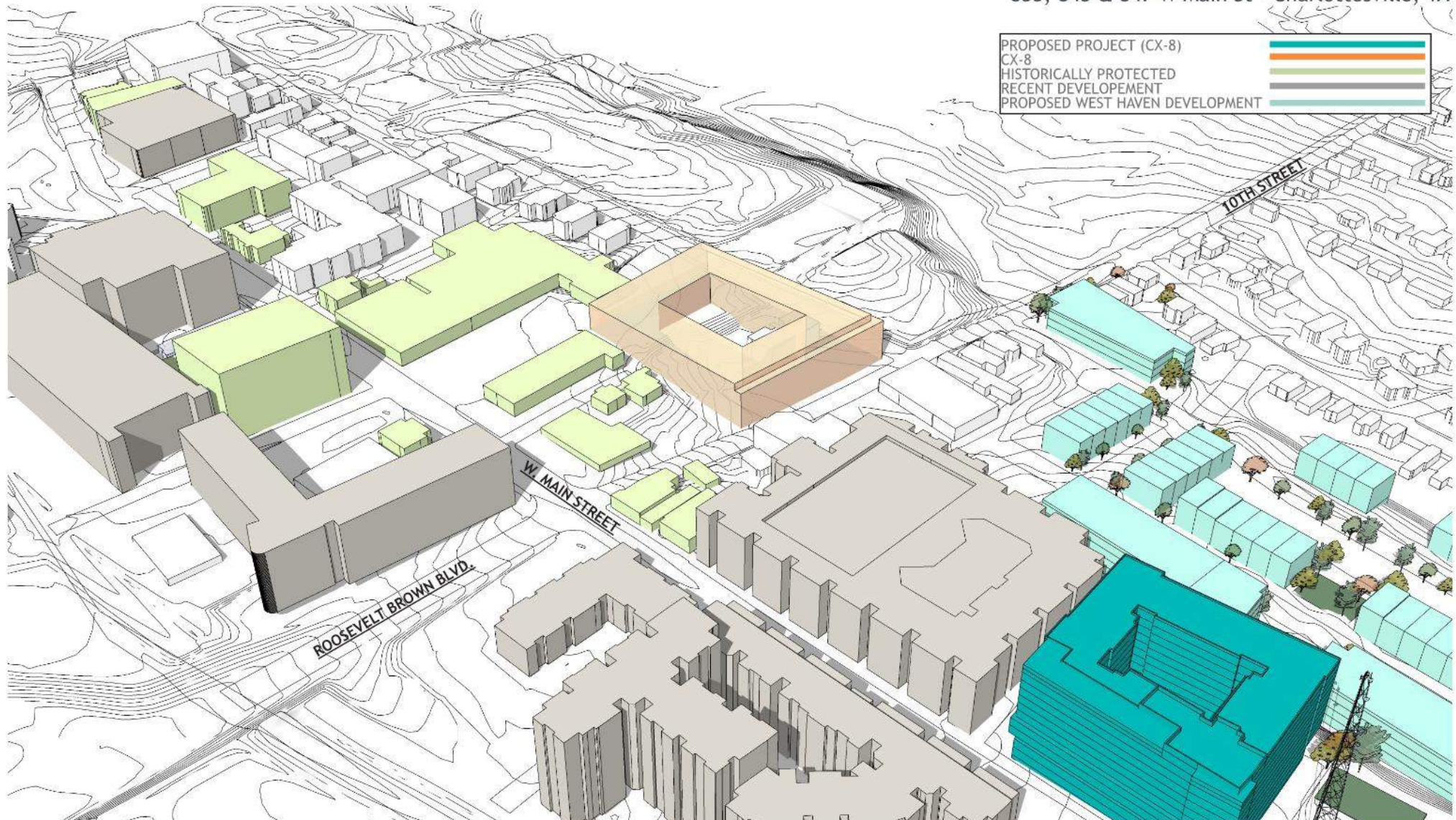


	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.10.12.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.10.13.	
K Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS	Sec. 2.10.14.	
Front yard height (max)	4'	
Side street yard height (max)	6'	



West Main Street - Future Zoning Envelope

835, 843 & 847 W Main St - Charlottesville, VA

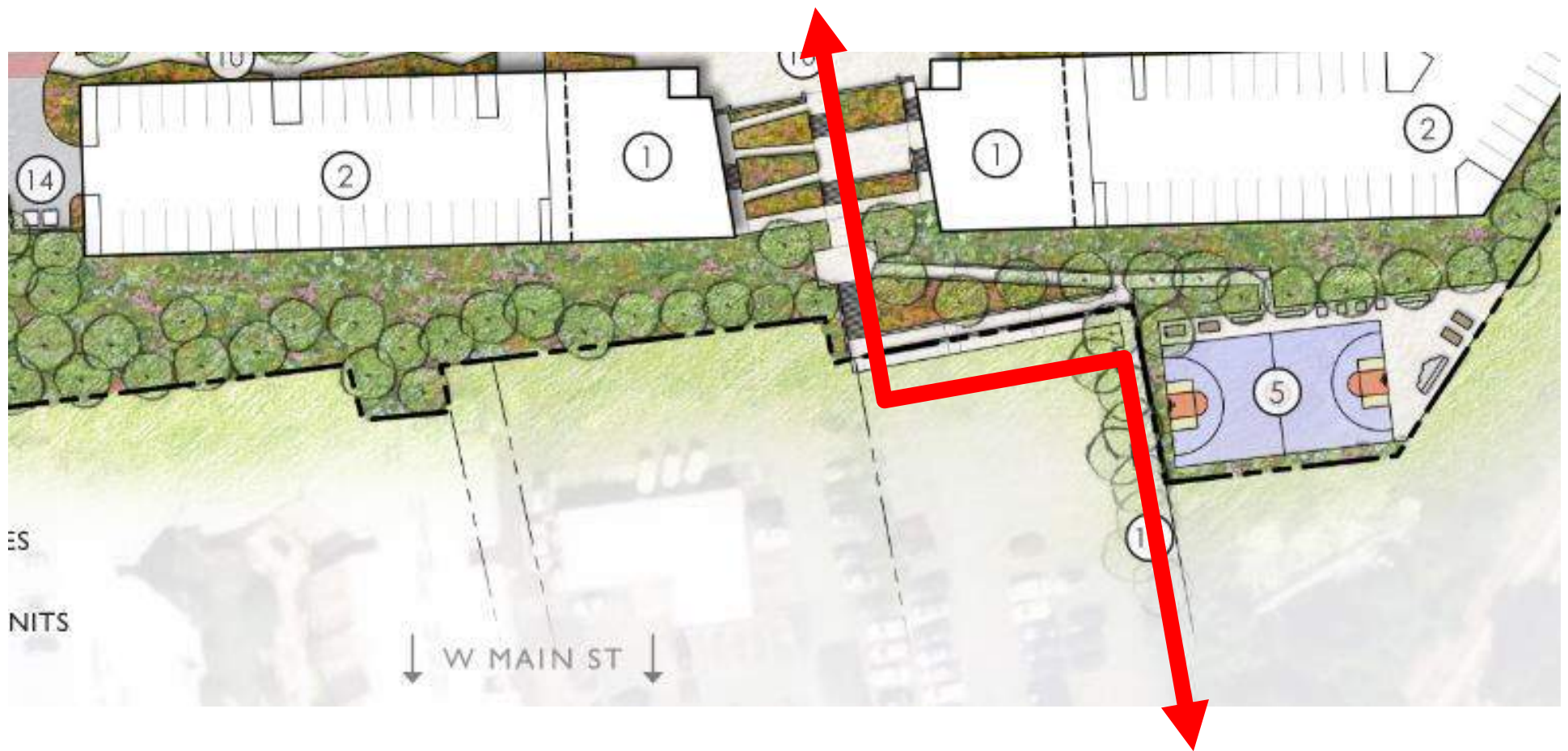


Westhaven Redevelopment Plan



Westhaven Redevelopment Plan

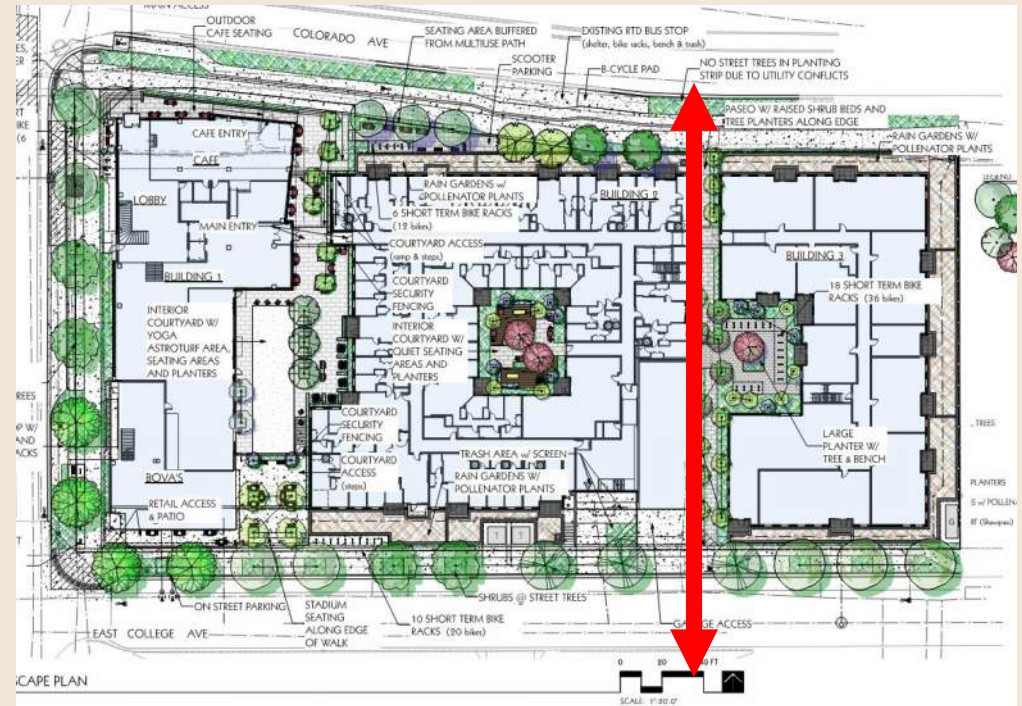
W Main Accessible Walk with Historic Interpretive Signage



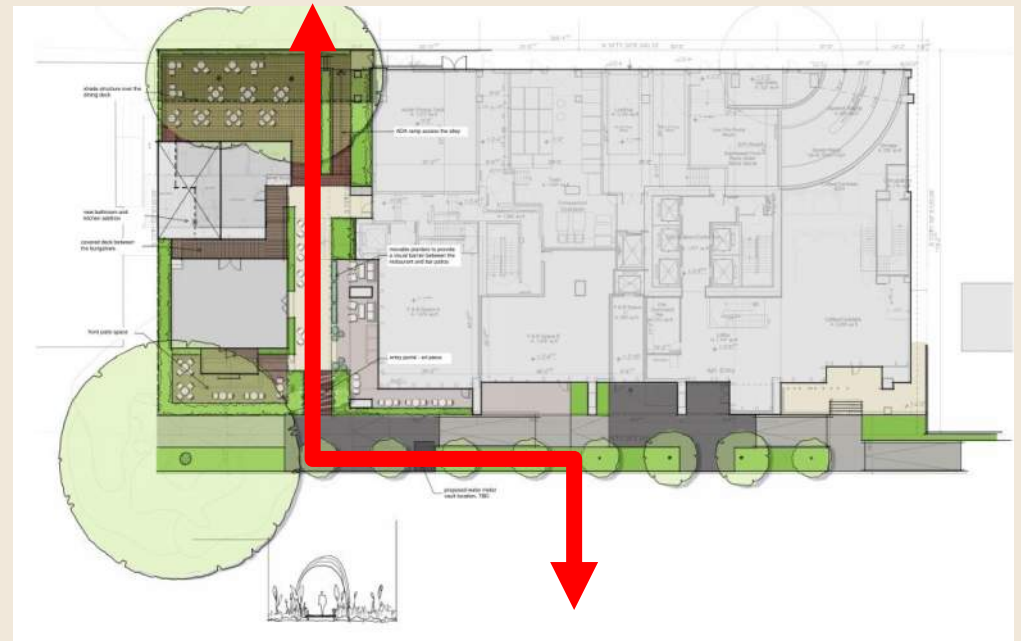
Pedestrian Connectivity



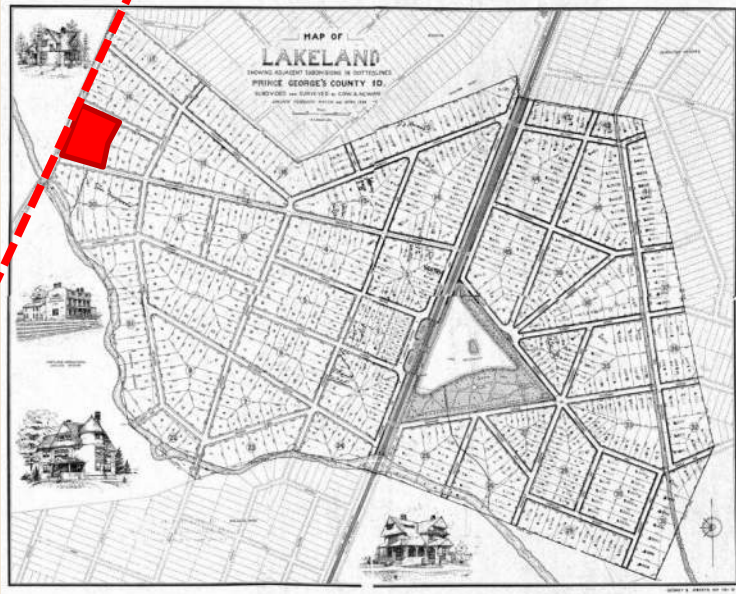
Boulder, CO
Access to Public Transportation



Austin, TX
Access to Trail



Community Engagement (Maryland – Lakeland)



Lakeland Neighborhood
College Park, MD



View from Baltimore Avenue



4-Sided Architecture

Portfolio Samples



Boulder, CO

Delivery 2029



Ann Arbor, MI

Delivery 2027



Columbus, OH

Delivery 2025



Gainesville, FL

Delivered 2023



Tempe, AZ

Delivery 2026



Blacksburg, VA

Delivery 2028

Level 1

Diagram - Residential and Commercial - Access, Circulation

835, 843 & 847 W Main St - Charlottesville, VA

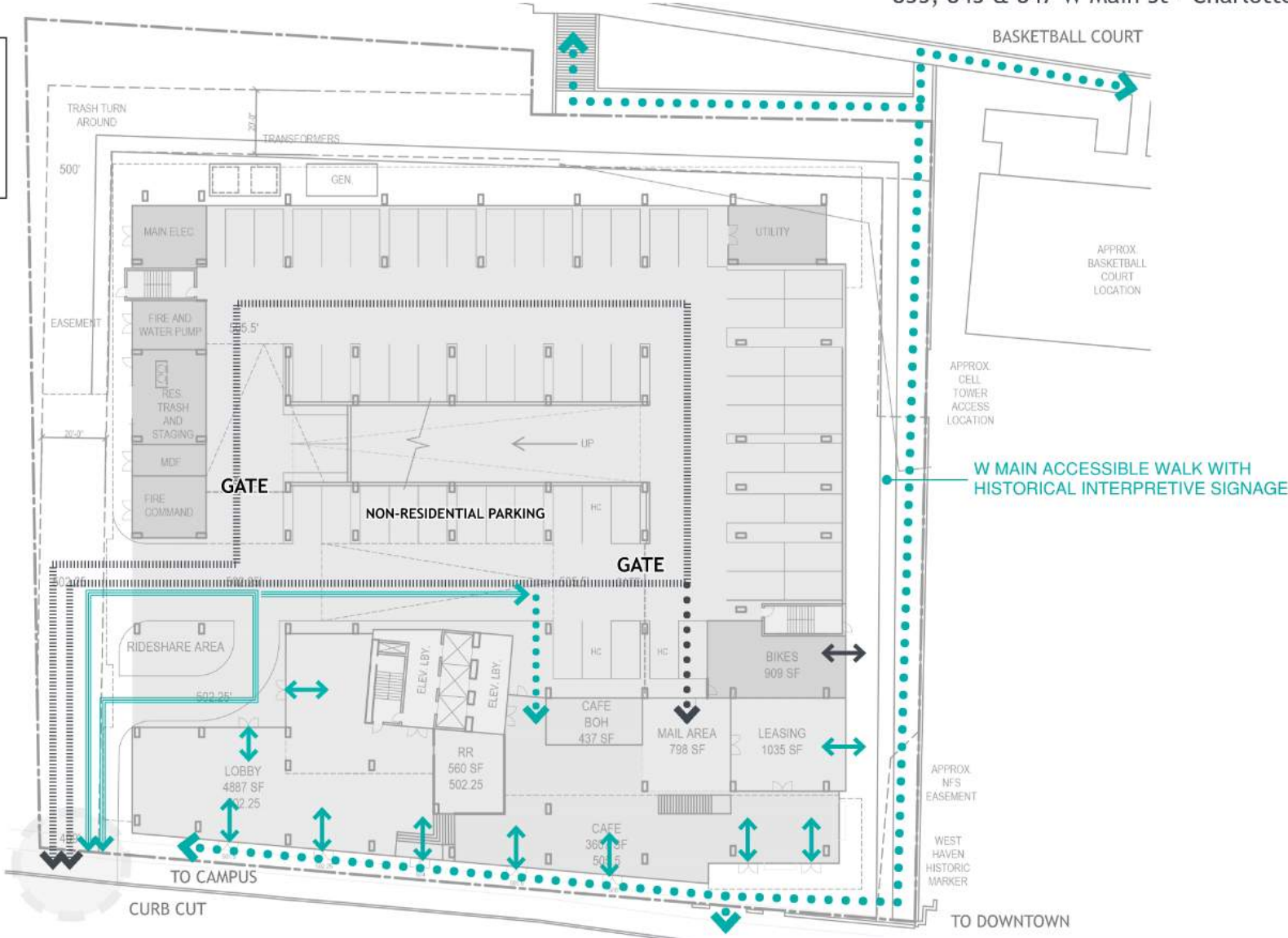
ACCESS KEY

VEHICULAR - PUBLIC

VEHICULAR - RESIDENT

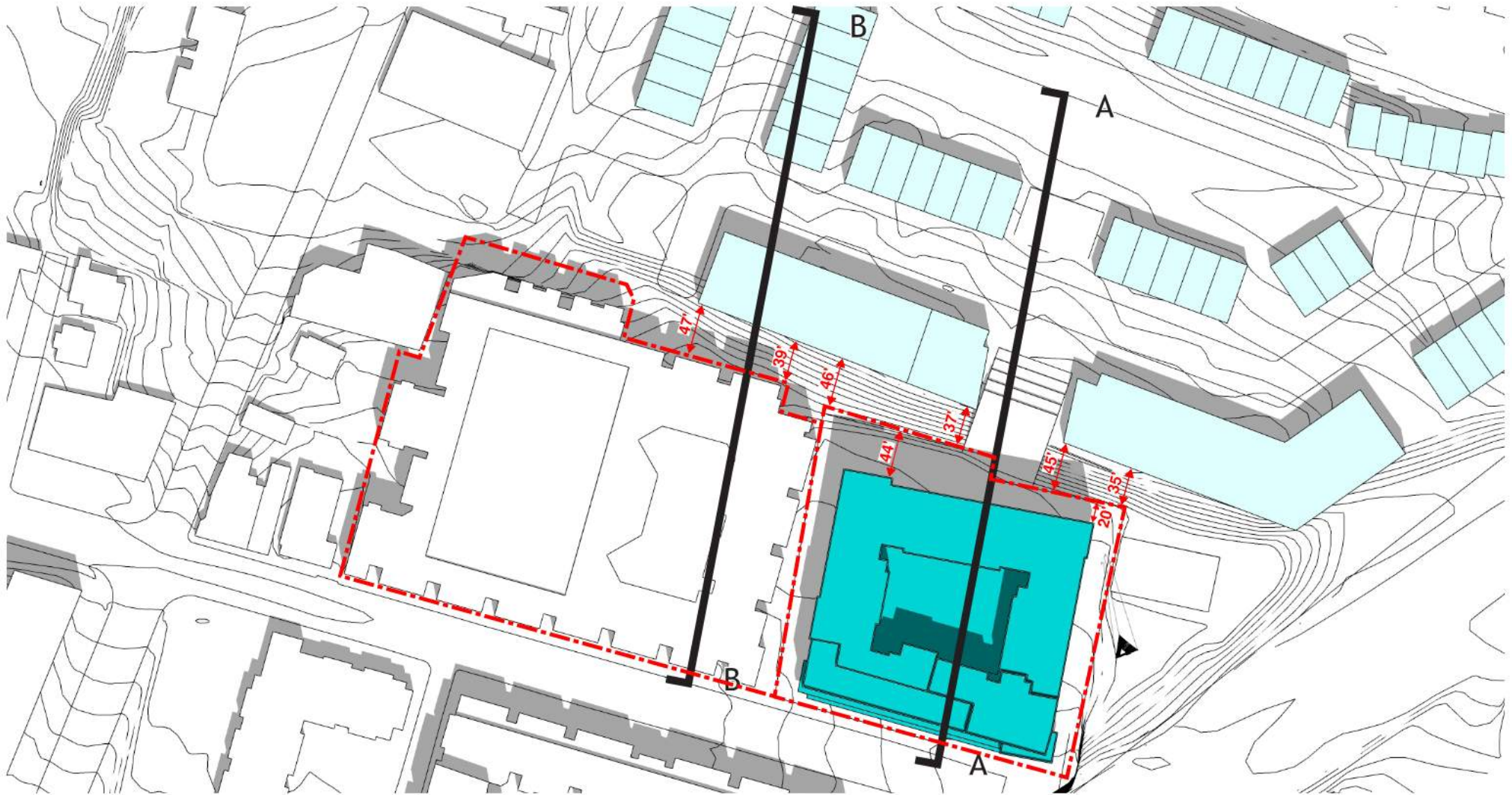
PEDESTRIAN - PUBLIC

PEDESTRIAN - RESIDENT



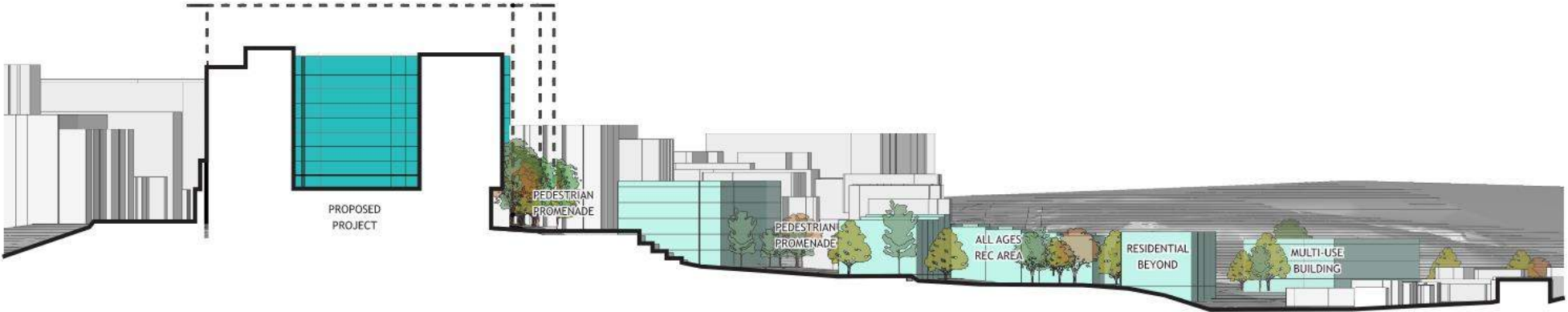
Site Sections - Key Plan

835, 843 & 847 W Main St - Charlottesville, VA

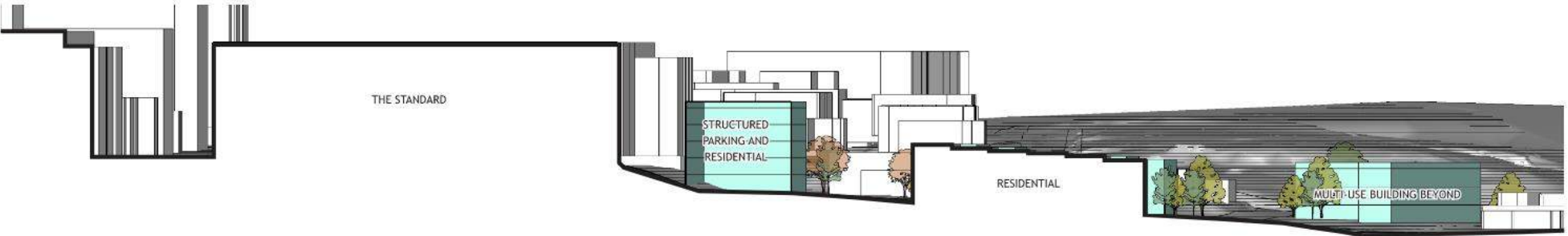


Site Sections

835, 843 & 847 W Main St - Charlottesville, VA



SECTION 'A-A'
N/S SECTION THROUGH SITE LOOKING WEST



SECTION 'B-B'
N/S SECTION THROUGH THE STANDARD LOOKING WEST

Solar Study - Comparison

835, 843 & 847 W Main St - Charlottesville, VA

03/21 - NOON



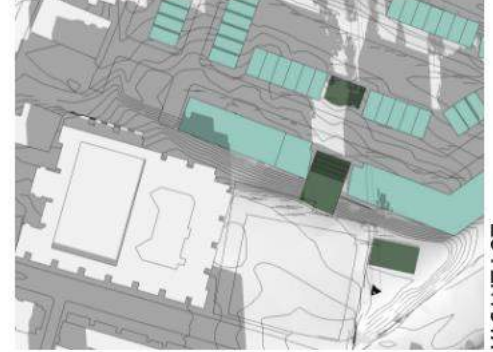
06/21 - NOON



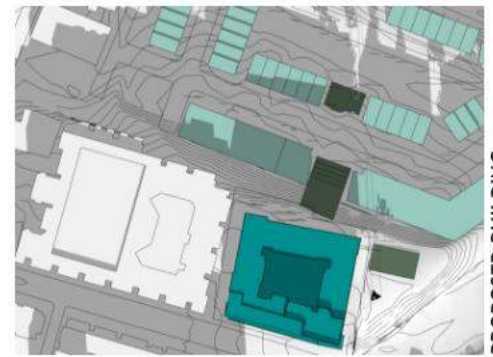
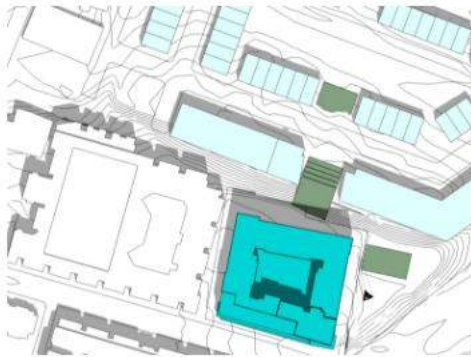
09/21 - NOON



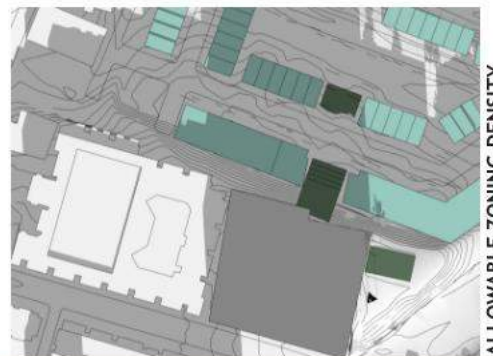
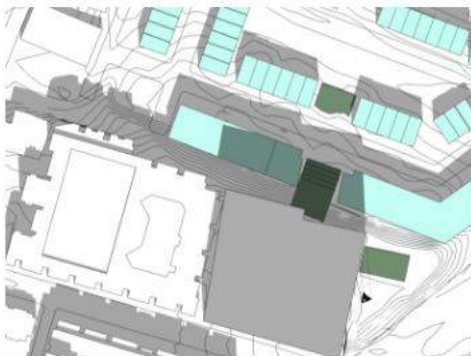
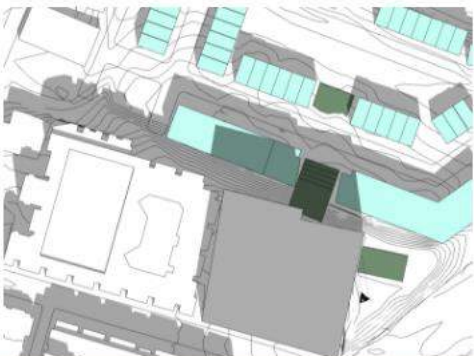
12/21 - NOON



VACANT LOT



PROPOSED BUILDING



ALLOWABLE ZONING DENSITY

Views - From N/E

835, 843 & 847 W Main St - Charlottesville, VA



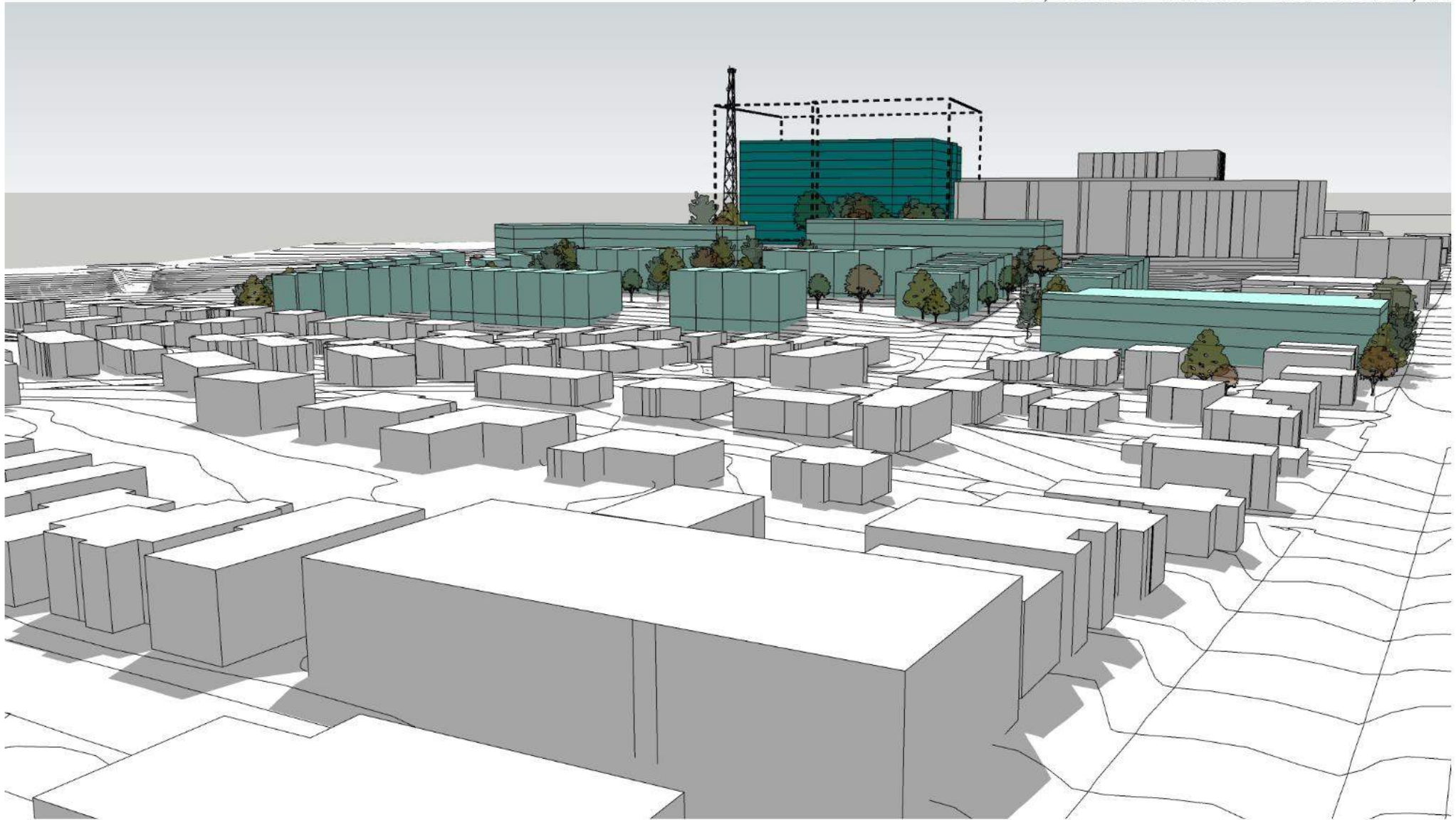
Views - From N/E

835, 843 & 847 W Main St - Charlottesville, VA



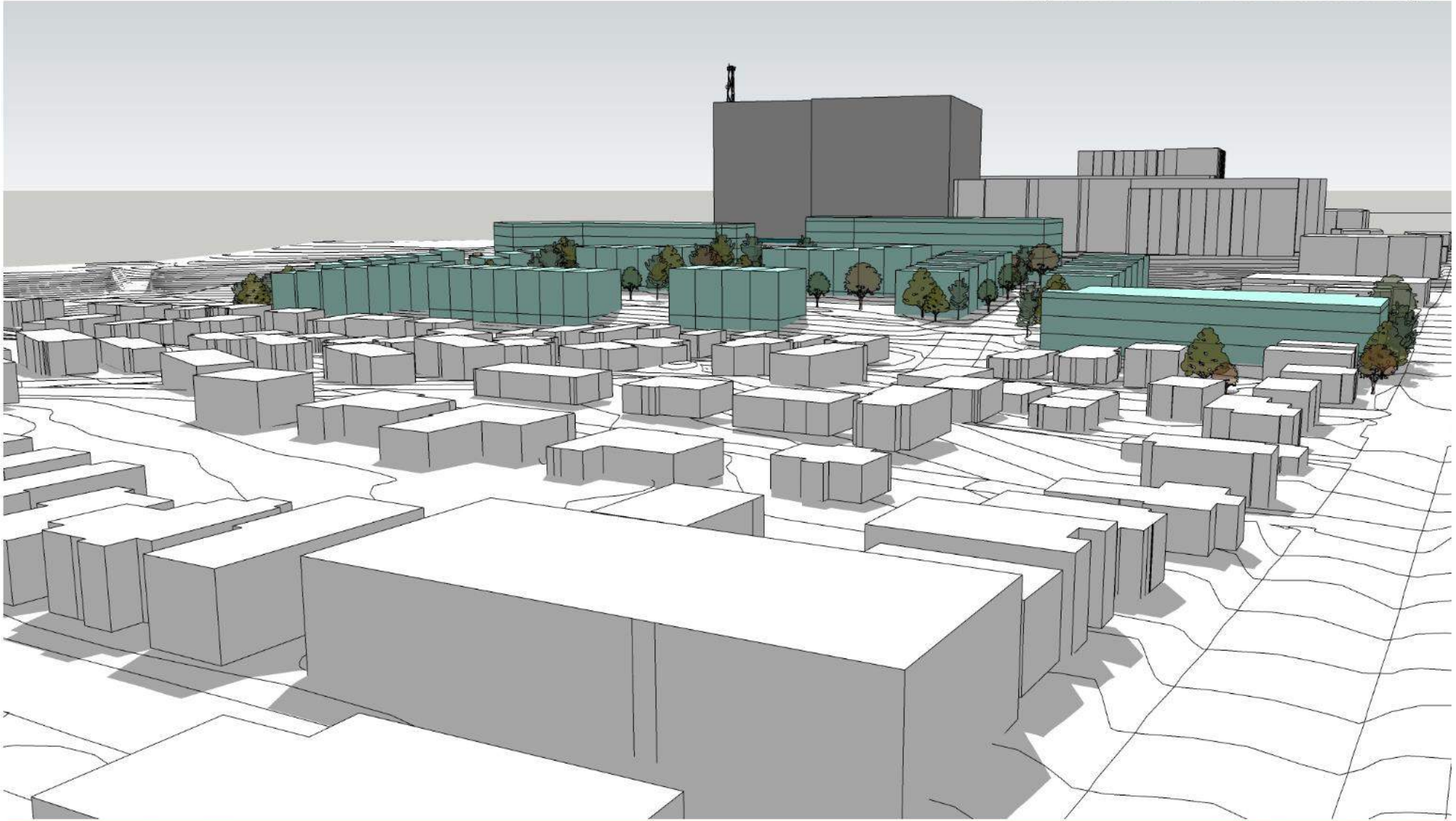
Views - From N/W

835, 843 & 847 W Main St - Charlottesville, VA



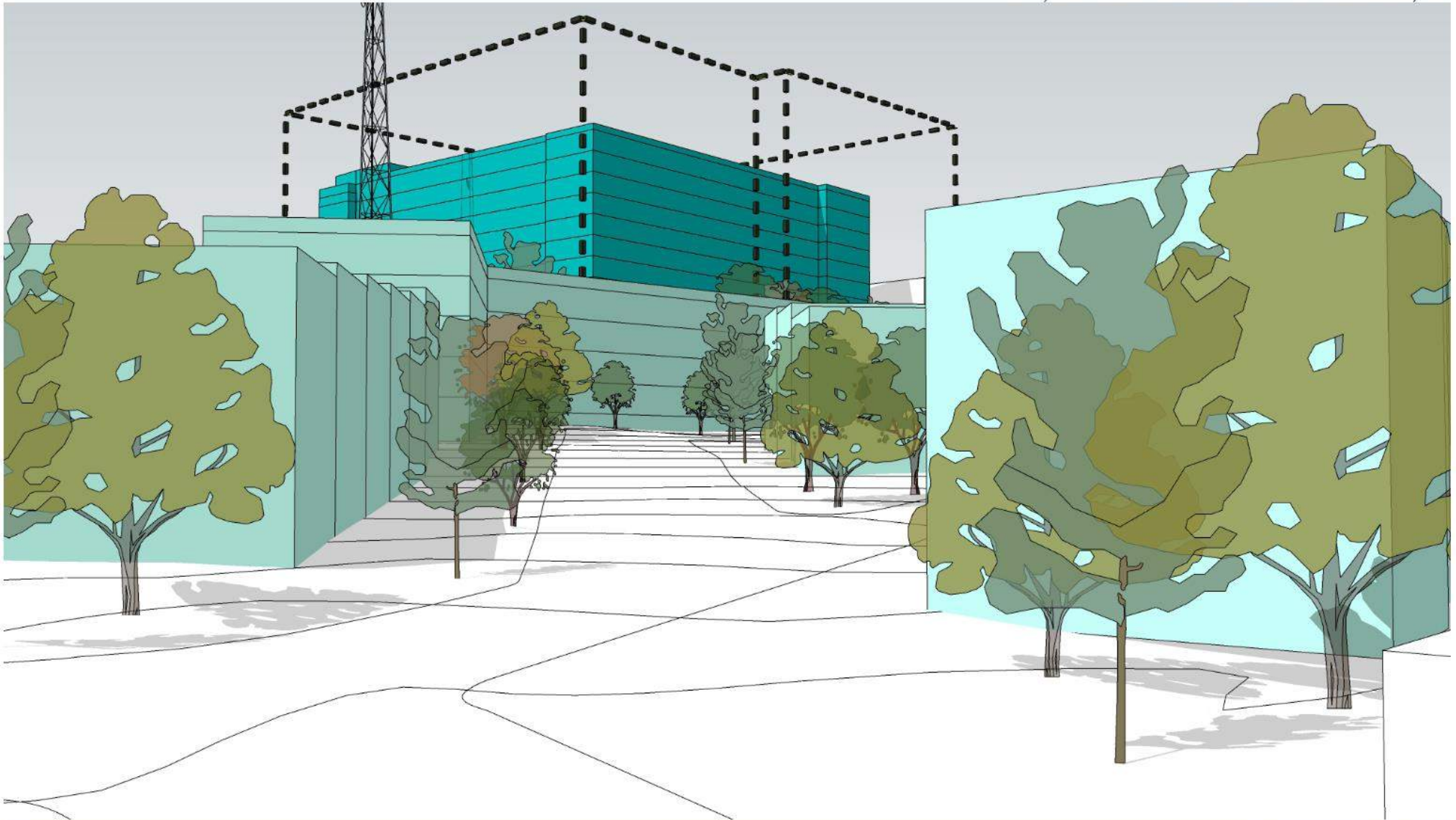
Views - From N/W

835, 843 & 847 W Main St - Charlottesville, VA



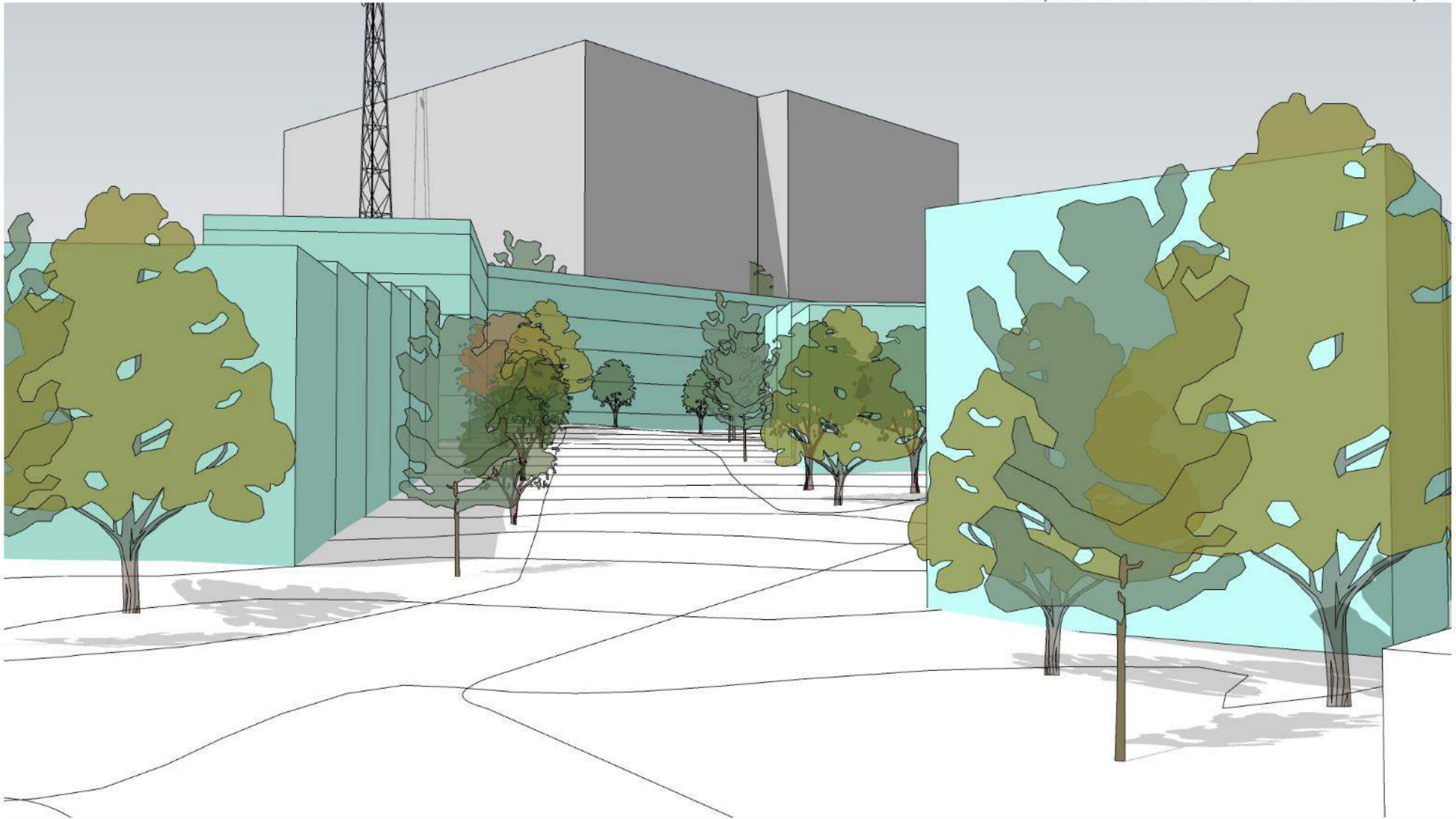
Views - From Hardy to Main Street

835, 843 & 847 W Main St - Charlottesville, VA



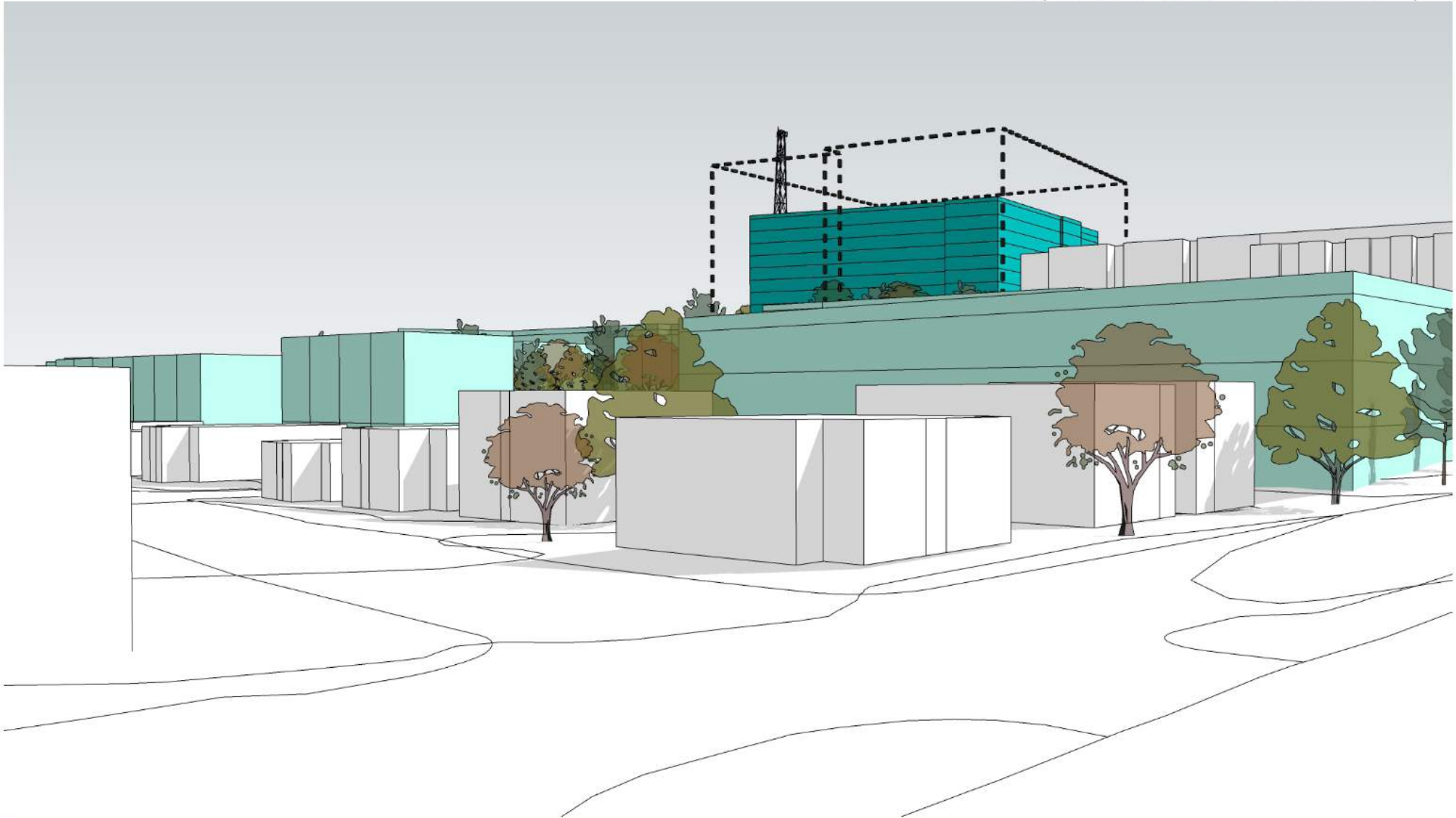
Views - From Hardy to Main Street

835, 843 & 847 W Main St - Charlottesville, VA



Views - From 10th and Page

835, 843 & 847 W Main St - Charlottesville, VA



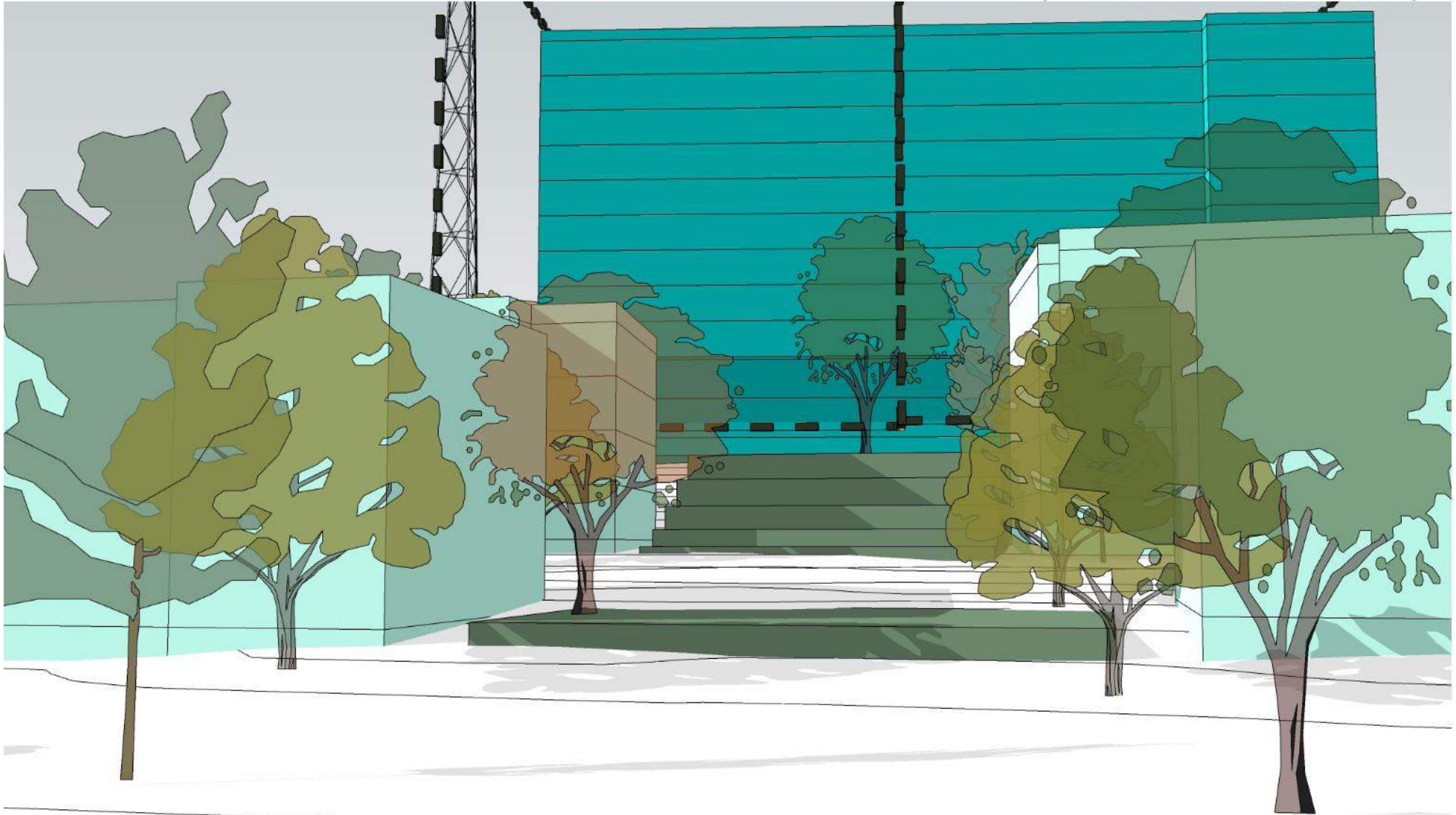
Views - From 10th and Page

835, 843 & 847 W Main St - Charlottesville, VA



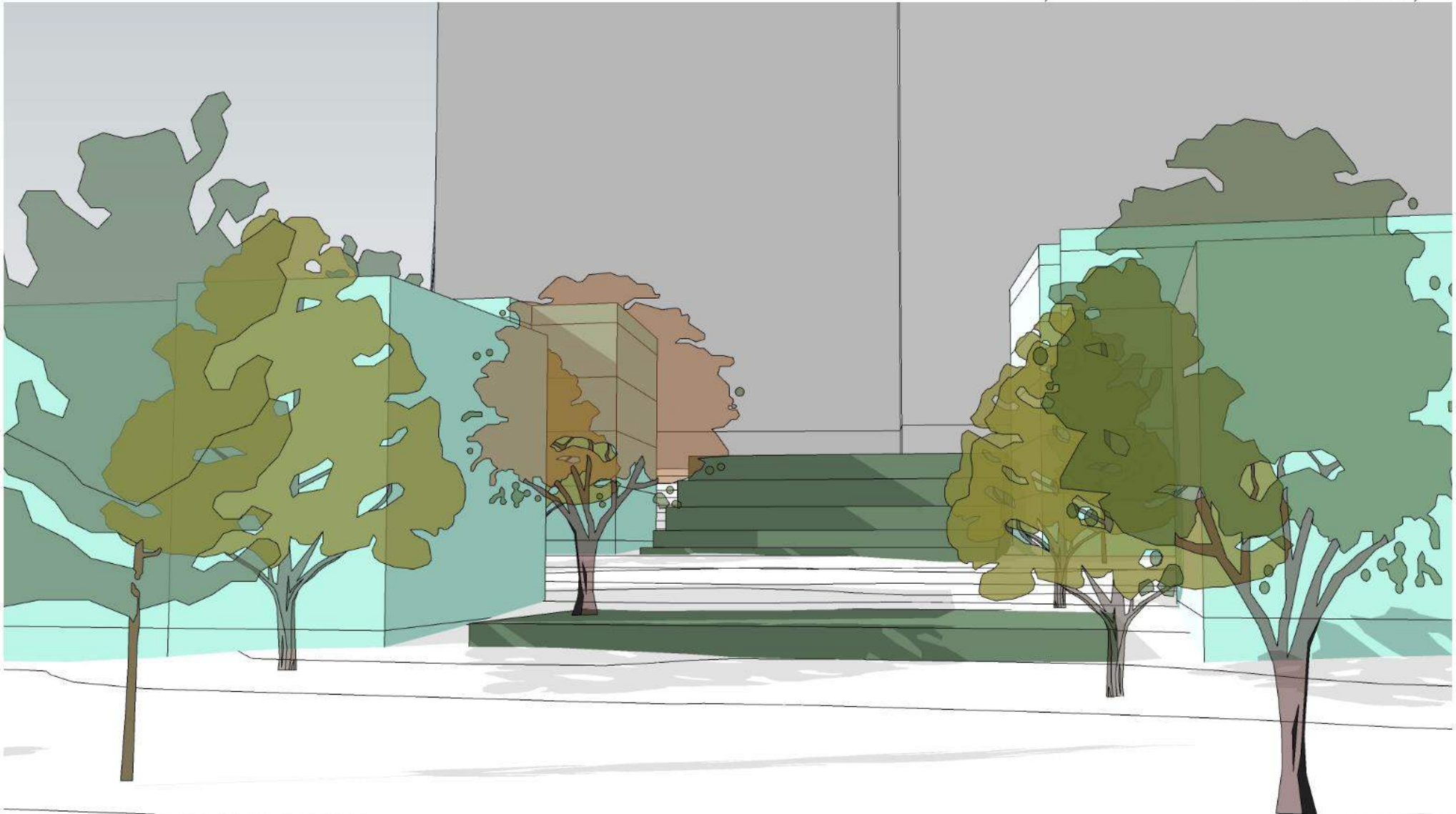
Views - West Haven Proposed Recreation Area

835, 843 & 847 W Main St - Charlottesville, VA



Views - West Haven Proposed Recreation Area

835, 843 & 847 W Main St - Charlottesville, VA



Project Highlights

1.61

Acres

3,000

Square Feet
Café (Open
to Public)

708

Beds

307

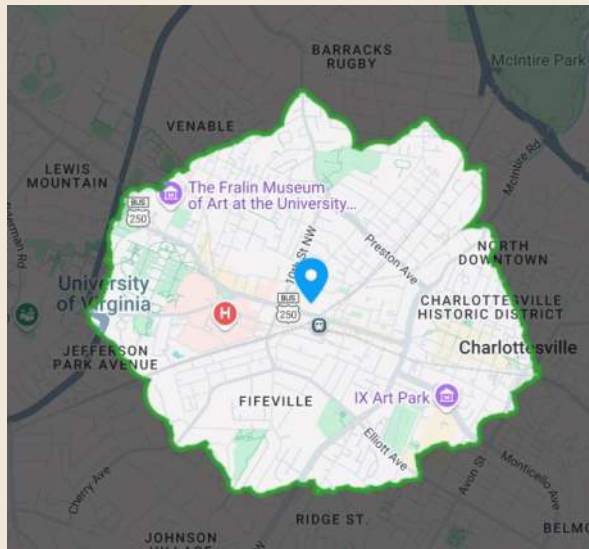
Units

121

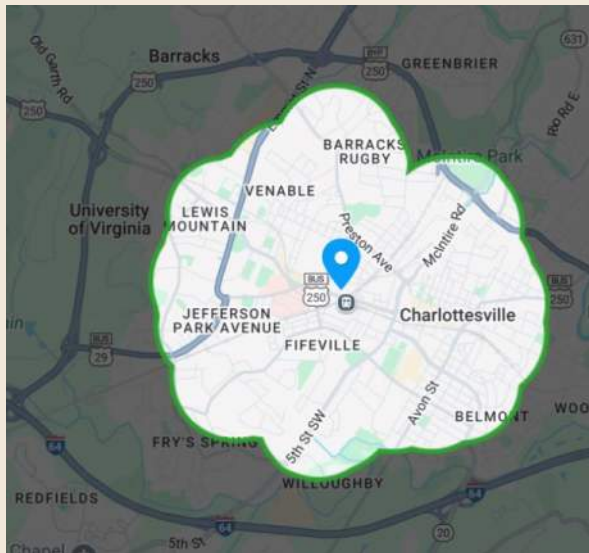
Parking Spaces



Site Location



20-minute walk map



10-minute bike map

94

Walk Score

This location is a Walker's Paradise so daily errands do not require a car.

84

Bike Score

Biking is convenient for most trips.

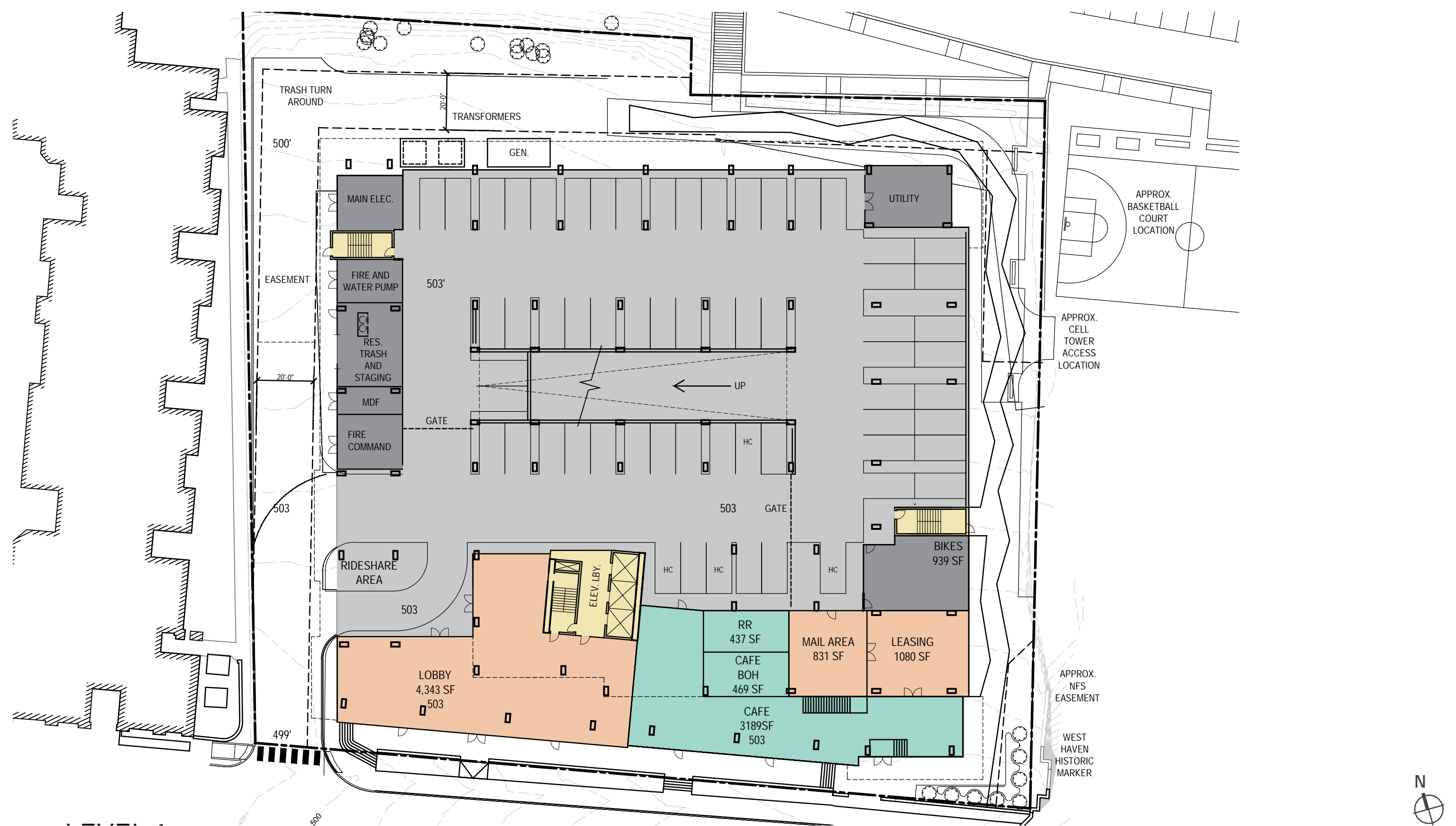


Thank you!

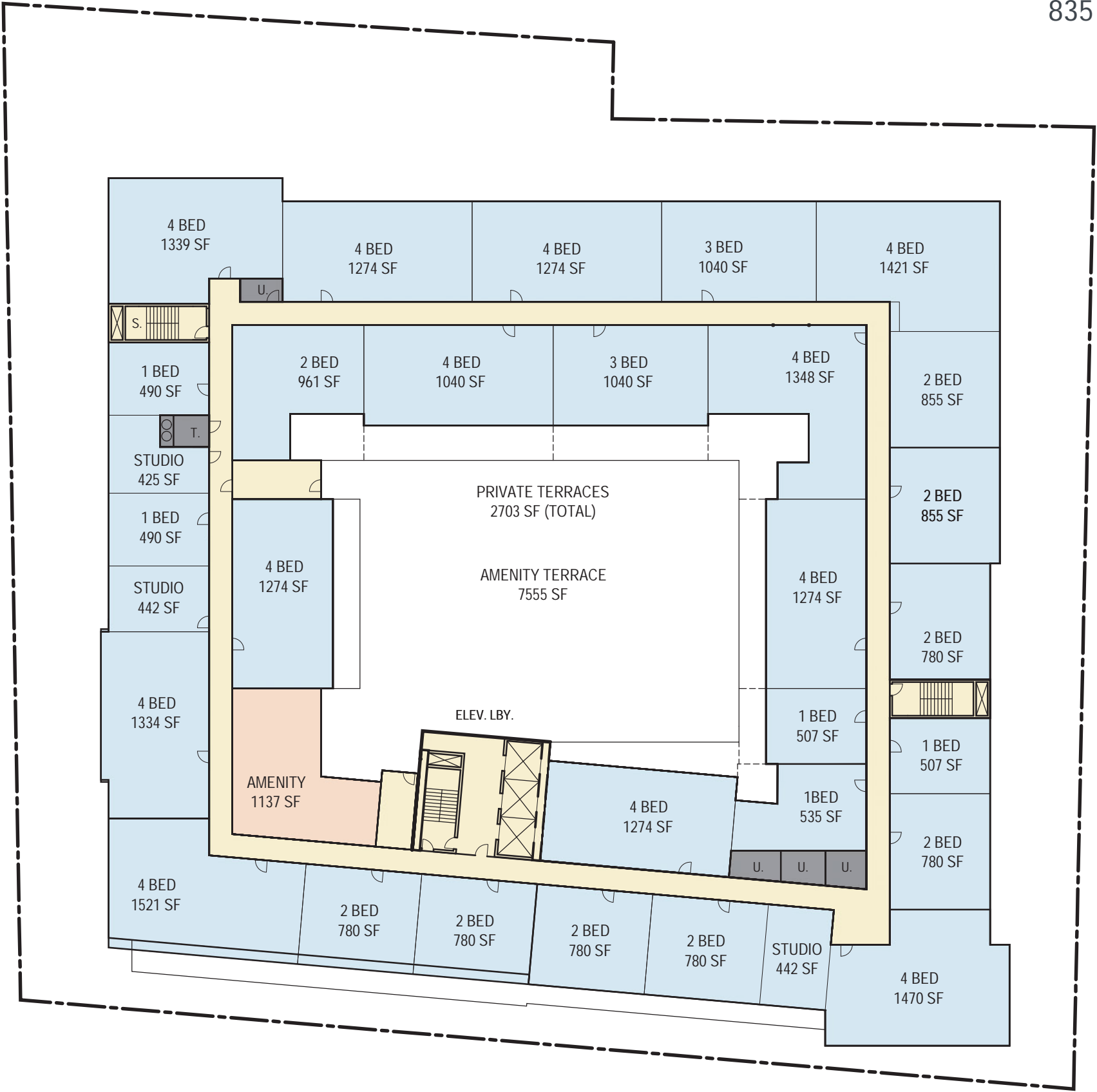


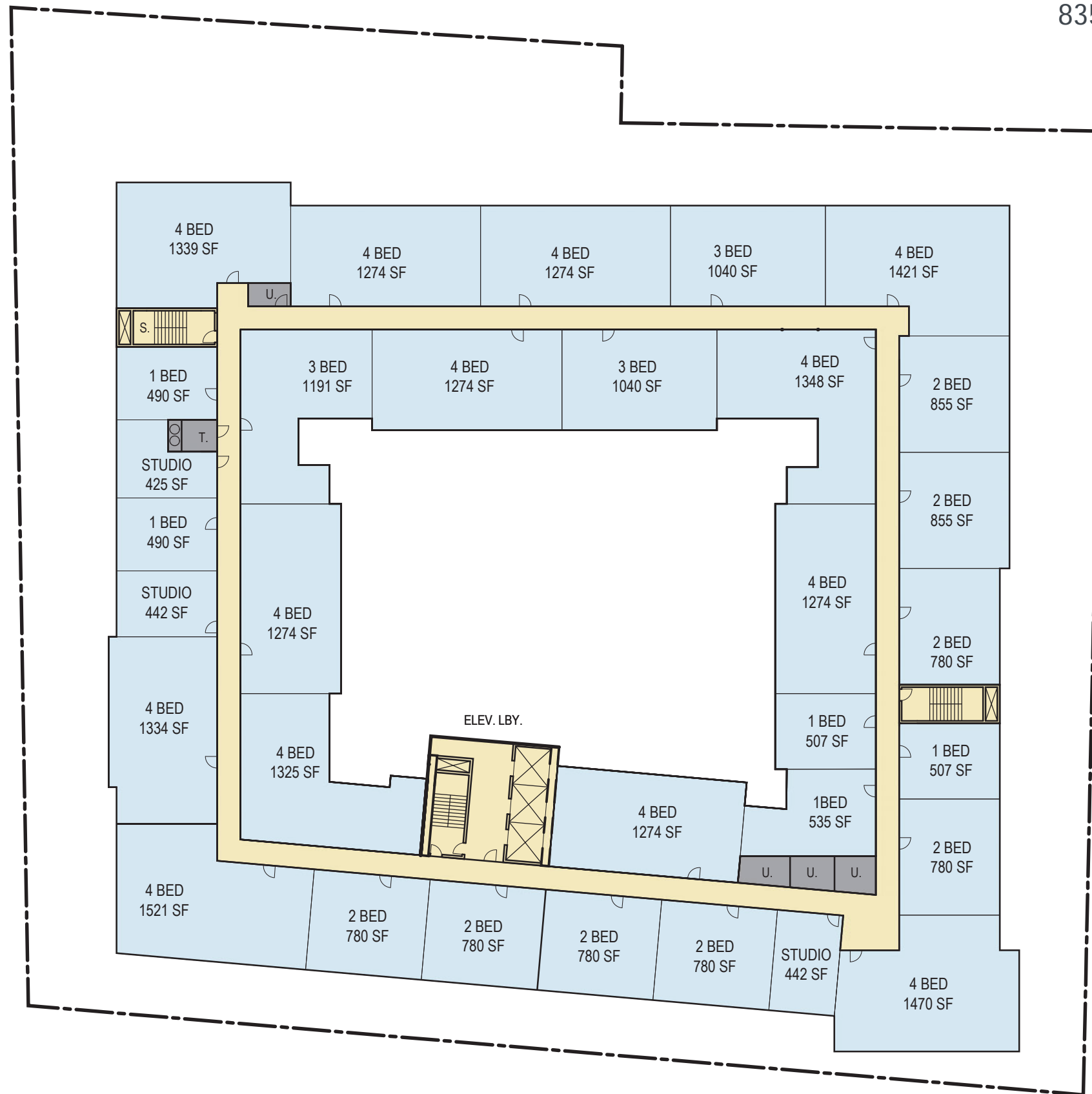
We look forward to
working with you.

801 Congress Avenue
Suite 200
Austin, TX 78701
lvcollective.com









LEVEL 4-7





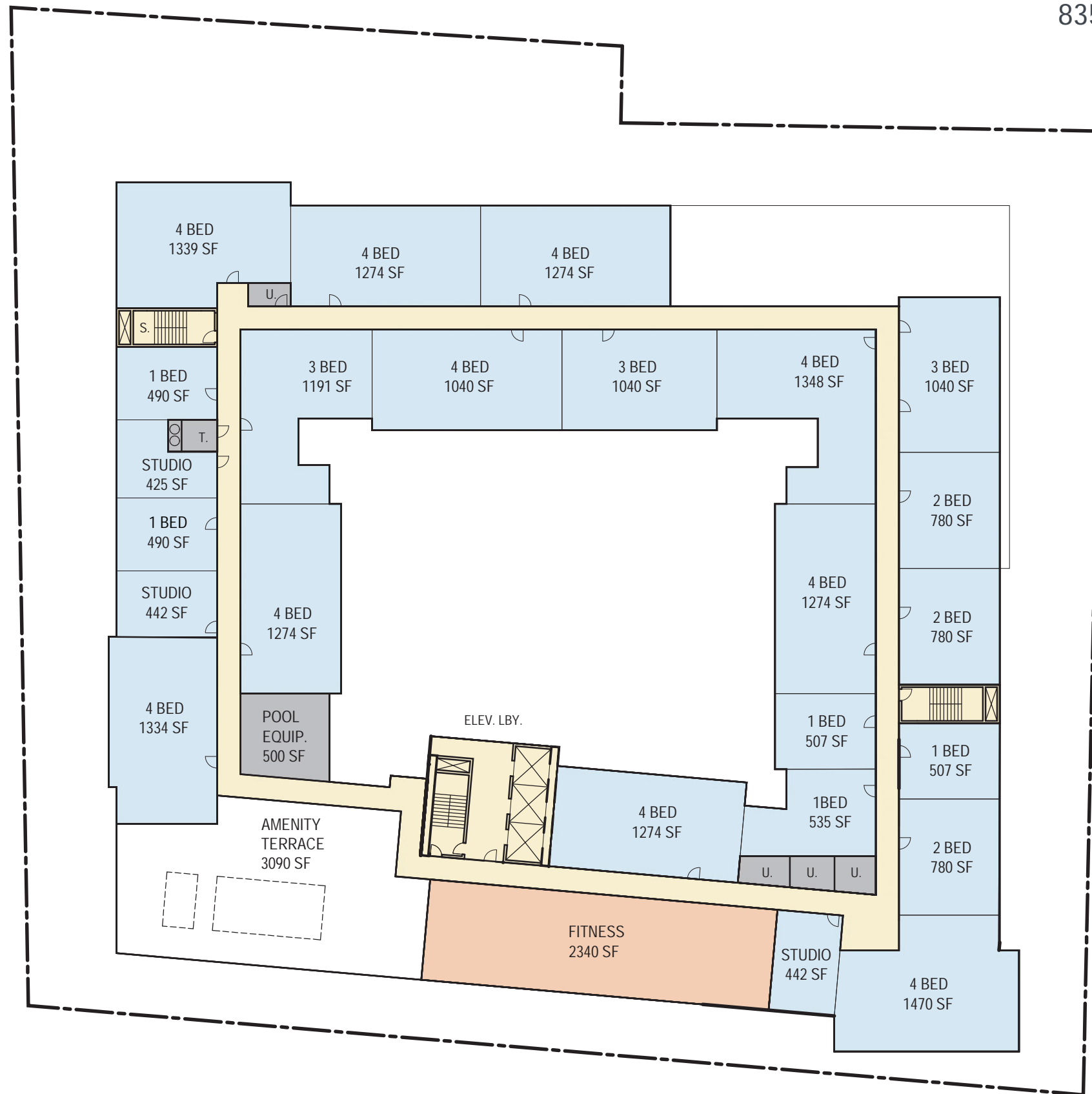
LEVEL 8-9





LEVEL 10





Elevation - South (West Main Street)



Elevation - East (Pedestrian Promenade Side)

Elevations
835, 843 & 847 W Main St - Charlottesville, VA



Elevation - North (West Haven Side)

Elevations
835, 843 & 847 W Main St - Charlottesville, VA



Elevation - West (Facing The Standard)

Elevations
835, 843 & 847 W Main St - Charlottesville, VA



Views From S/W Corner

835, 843 & 847 W Main St - Charlottesville, VA



Views From S/W Corner

835, 843 & 847 W Main St - Charlottesville, VA



Views From S/E Corner

835, 843 & 847 W Main St - Charlottesville, VA



Views From S/E Corner

835, 843 & 847 W Main St - Charlottesville, VA



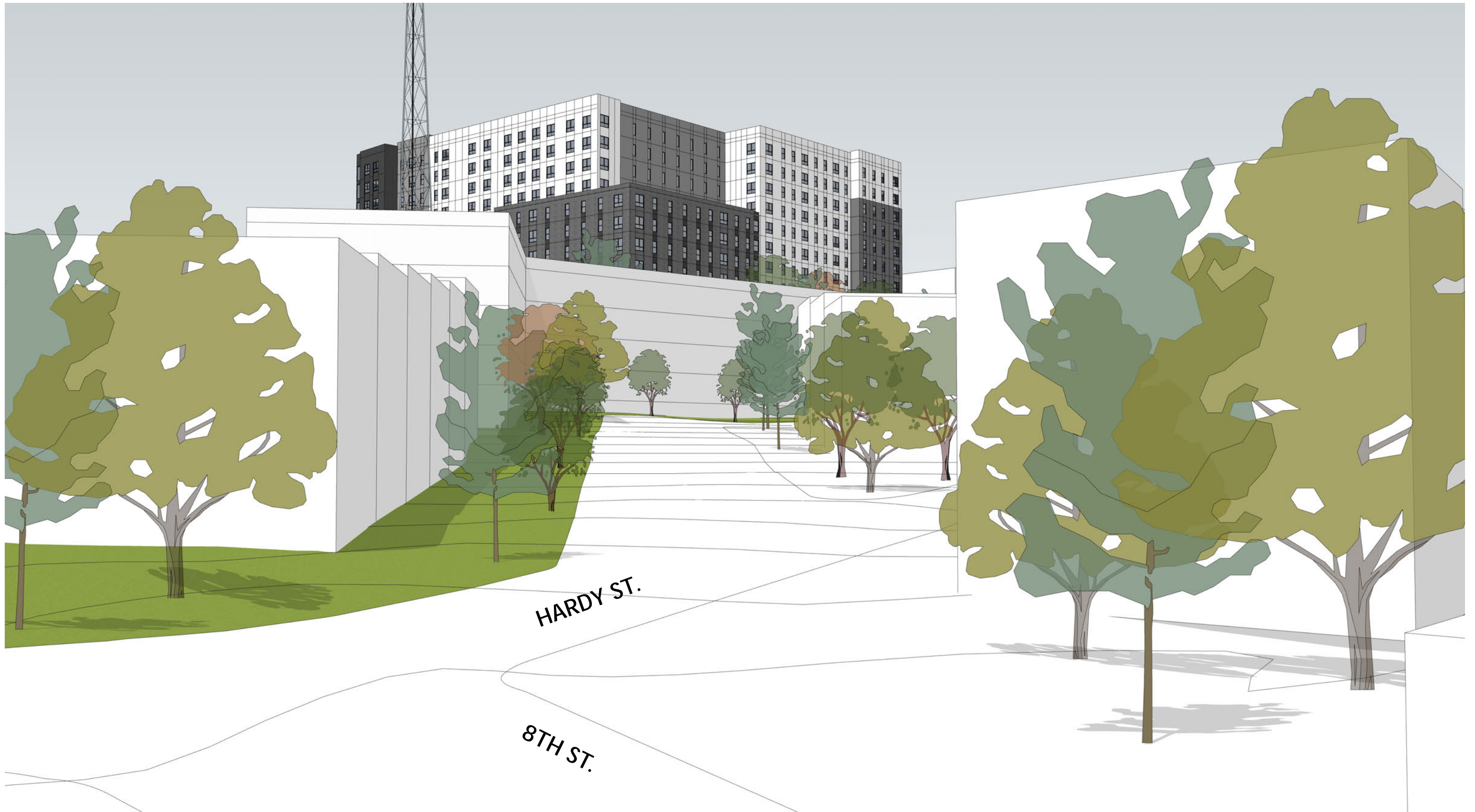
Views From N/E

835, 843 & 847 W Main St - Charlottesville, VA



Views From 8th Towards Main

835, 843 & 847 W Main St - Charlottesville, VA



Views From N/W

835, 843 & 847 W Main St - Charlottesville, VA



Views From 10th & Page

835, 843 & 847 W Main St - Charlottesville, VA

